



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:34 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO AND STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., TROY JESCHKE - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., CHERI EDELMAN - PUBLIC WORKS, DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, LINDA OWENS - CITY CLERK'S OFFICE

MINUTES:

CHAIRMAN GALATI called the Briefing to order at 5:34 P.M.

ITEM 11, U-0051-02:

TROY JESCHKE, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice, as it is no longer needed for their current site layout.

ITEM 13, U-0061-02:

TROY JESCHKE, Planning and Development, stated this request is for off-premise sale of liquor in conjunction with a 99-cent store on Fremont Street. The applicant has new legal representation and would like to hold this application until the 9/12/2002 Planning Commission meeting in order to allow their legal representation a chance to review the item.

ITEM 21, Z-0061-02, ITEM 22, V-00511-02, and ITEM 23, Z-0061-02(1):

TROY JESCHKE, Planning and Development, stated these applications are for a residential development at Craig Road and Tenaya Way. The applicant has requested these items be held in abeyance until the 9/26/2002 Planning Commission meeting to allow revised plans to be submitted to staff.

ITEM 47, TM-0035-02(1), and ITEM 48, TM-0035-02(2):

TROY JESCHKE, Planning and Development, stated the applicant has requested these items be held in abeyance to the 9/12/2002 Planning Commission meeting in order to get an elevation of a retaining wall.

City of Las Vegas

PLANNING COMMISSION MEETING OF AUGUST 22, 2002 Planning and Development Department Briefing

BRIEFING – Continued:

ITEM 55, MSH-0008-02:

TROY JESCHKE, Planning and Development, stated this is a Department of Public Works item. DAVID GUERRA, Public Works, added that the Department of Public Works and the Planning and Development Department have received many inquiries from concerned citizens. Therefore, staff would like contact information from any citizens in attendance at tonight's meeting, but have the item stricken.

ITEM 61, TA-0007-02:

TROY JESCHKE, Planning and Development, stated this item is a Text Amendment for the Centennial Hills Sector commercial standards. Staff would like to have this item stricken from the agenda as they are not in a position to move forward.

GENERAL DISCUSSION:

CHERI EDELMAN, Public Works, pointed out that there are several items on the agenda that are City sponsored and Public Works will be the applicant on those items. DAVID GUERRA added that those items are 49, 50, 51 and 54. In addition, on Items 24 and 25 Public Works would like to move Condition 4 on Item 24 to the conditions for Item 25.

GREG BORGEL, 300 South 4th Street, was concerned that there could be more than one agenda for tonight's meeting because there seems to be a different numbering system. ROBERT GENZER, Planning and Development, determined that the agenda being used at this meeting was what had been posted and mailed.

DOM CAMBEIRO, Cambeiro & Associates, asked what Condition 4 on Item 24 involves. CHAIRMAN GALATI advised him to speak to Public Works staff.

BRIEFING ADJOURNED AT 5:42 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT www.ci.las-vegas.nv.us. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by COMMISSIONER TODD NIGRO

CALL TO ORDER: 6:04 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

ATTENDANCE:

PRESENT: CHAIRMAN CRAIG GALATI, VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, TODD NIGRO AND STEPHEN QUINN

STAFF PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., TROY JESCHKE - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., JARED GERBER - PLANNING & DEVELOPMENT DEPT., CHERI EDELMAN - PUBLIC WORKS, DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, LINDA OWENS - CITY CLERK'S OFFICE

CHAIRMAN GALATI introduced TODD NIGRO, who was just appointed to replace COMMISSIONER MICHAEL BUCKLEY because he was no longer eligible to serve on the Planning Commission since his two terms expired on 8/19/2002. MR. NIGRO was appointed by COUNCILMAN MICHAEL MACK. MR. NIGRO is the owner of Nigro Development and Nigro Construction Company. He has real estate and contractors' licenses. In addition, he is on the Board of Habitat for Humanity and volunteers his time to review the City's Community Development Block Grants. He is a native of Las Vegas.

(6:04 - 6:08)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

CHAIRMAN GALATI announced that CITY COUNCILMAN LARRY BROWN has scheduled a neighborhood meeting for 8/29/2002 at 6:30 p.m. at Sheila Tarr Elementary School, 9400 Gilmore Avenue. He intends to discuss the 2.5-acre commercial development proposal at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway, as well as commercial development at the southeast corner of Alexander Road and Cliff Shadows Parkway and the overall Lone Mountain West Master Plan.

(6:21 – 6:22)

1-530

SUBJECT:

Approval of the Minutes of the July 25, 2002 Planning Commission Meeting

MOTION:

QUINN - APPROVED – Motion carried with TRUESDELL and NIGRO abstaining as they did not attend that meeting

MINUTES:

There was no discussion.

(6:06 – 6:07)

1-80



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

CHAIRMAN GALATI announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN GALATI read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

CHAIRMAN GALATI noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0055-02 - BOTT ACRES SUBDIVISION - BOTT 1983 TRUST - Request for a Tentative Map FOR A 37-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.46 acres located adjacent to the south side of Tropical Parkway, approximately 170 feet east of Jones Boulevard (APN: 125-25-301-004 and 005), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED Items 1 through 4 subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:23)

1-560

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 1 – TM-0055-02

CONDITIONS – Continued:

2. All development shall conform to the Conditions of approval for Site Development Plan Review [Z-0079-98(1)] and the Centennial Hills Sector Plan Development Standards.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. An application to vacate all existing public rights-of-way in conflict with this Tentative Map shall be submitted to and approved by the City Council prior to the recordation of any Final Maps for this site. Related Vacation applications within Clark County jurisdiction may also be required to record prior to the recordation of any Final Maps for this site.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer to this site to a location, along an alignment, and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Public drainage easements must be common lots to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
9. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed street layout, including possible relocation or median modifications to address offset concerns for the northern most private street, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 1 – TM-0055-02

CONDITIONS – Continued:

10. A Master Streetlight plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
11. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
14. Site development to comply with all applicable conditions of approval for Z-79-98 and Z-57-99 and all other subsequent site-related actions as required by the Department of Public Works.
15. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0056-02 - GREAT AMERICAN PLAZA - GREAT AMERICAN CAPITAL - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 9.09 acres adjacent to the northwest corner of Sahara Avenue and Tomsik Street (APN: 163-04-407-001 and 002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office), Ward 1 (McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED Items 1 through 4 subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:23)

1-560

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 2 – TM-0056-02

CONDITIONS – Continued:

2. All development shall conform to the conditions of approval for Site Development Plan Review [Z-0035-02(1)].
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. On-site sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. The Traffic Impact Analysis and the Technical Drainage Study required by Rezoning Application Z-35-02 must be approved prior to the recordation of a Final Map for this site.
8. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site, which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 2 – TM-0056-02

CONDITIONS – Continued:

9. Landscape and maintain all unimproved rights-of-way on Sahara Avenue and Via Olivero Avenue adjacent to this site.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in the Sahara Avenue and Via Olivero Avenue public right-of-way adjacent to this site prior to occupancy of this site.
11. Site development to comply with all applicable conditions of approval for Z-35-02 and all other subsequent site-related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0028-02(A) - MICELI FAMILY TRUST - Petition to annex 10.0 acres generally located adjacent to the northwest corner of Jones Boulevard and Horse Drive (APN: 125-11-604-009 & 010), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUESELL - APPROVED Items 1 through 4 subject to conditions - UNANIMOUS

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:23)

1-560

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0029-02(A) - WILLIAM AND MARY ALLAN, ET AL - Petition to annex 5.50 acres generally located adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL - APPROVED Items 1 through 4 subject to conditions - UNANIMOUS

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI stated this is a Consent item.

There was no discussion.

(6:22 – 6:23)

1-560

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RESCIND PREVIOUS ACTION - Z-0024-99(44) - COREY MORLEY - Request for a Major Modification to the Lone Mountain West Master Development Plan to add approximately five acres to the Plan and to designate the northern half VC (Village Commercial) and the southern half as ML (Medium Low Density Residential) adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

TRUEDELL – APPROVED RESCISSION of ITEM 5 [Z-0024-99(44)] and ITEM 7 [Z-0067-99(2)] - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that Item 6 [Z-0024-99(44)] and Item 8 [Z-0067-99(2)] were heard at the 7/25/2002 Planning Commission meeting. However, the Public Hearing notices for both items improperly noted a Planning Commission meeting date of 7/27/2002. Because of that notification problem, these items need to be rescinded from their previous recommendation at the Planning Commission meeting and reheard. Nothing has changed about the plan.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 5 – Z-0024-99(44)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 5 [Z-0024-99(44)] and Item 7 [Z-0067-99(2)] was held under Item 5 [Z-0024-99(44)].

(6:23)

1-600

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RECONSIDER - RENOTIFICATION - Z-0024-99(44) - COREY MORLEY - Request for a Major Modification to the Lone Mountain West Master Development Plan to add approximately five acres to the Plan and to designate the northern half VC (Village Commercial) and the southern half as ML (Medium Low Density Residential) adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

70

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Petition In Opposition

MOTION:

EVANS – APPROVED subject to condition - UNANIMOUS

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this application is a request to change the land use of the site from VC (Village Commercial) and the southern half of ML (Medium Low Density Residential). Staff feels the change to ML (Medium Low Density Residential) up to 12 units per acre and VC (Village Commercial) will have a greater impact on roadways and other types of public facilities than a single-family development of the same size. However, this request will be appropriate as the subject parcels will be adjacent to Lone Mountain Road and will provide a buffer to the lower density parcels to the south. Therefore, staff recommended approval subject to the condition.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 6 – Z-0024-99(44)

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 8 [Z-0067-99(2)] for further discussion.
(6:26 – 6:53)
1-700

CONDITIONS:

Planning and Development

1. Conformance to the Lone Mountain West Master Development Plan and Guidelines.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - RESCIND PREVIOUS ACTION - Z-0067-99(2) - COREY MORLEY
- Request for a Site Development Plan Review FOR A CONVENIENCE STORE WITH
GASOLINE PUMPS AND A TAVERN on approximately two acres adjacent to the southwest
corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U
(Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

TRUEDELL – APPROVED RESCISSION of ITEM 5 [Z-0024-99(44)] and ITEM 7 [Z-0067-99(2)] - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

REBECCA RALSTON, Swisher & Hall, 7373 Peak Drive, Suite 250, appeared on behalf of the applicant.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 5 [Z-0024-99(44)] and Item 7 [Z-0067-99(2)] was held under Item 5 [Z-0024-99(44)].

(6:23)

1-600

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - RECONSIDER - RENOTIFICATION - Z-0067-99(2) - COREY MORLEY - Request for a Site Development Plan Review FOR A CONVENIENCE STORE WITH GASOLINE PUMPS AND A TAVERN on approximately two acres adjacent to the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****70****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****RECOMMENDATION:**

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**EVANS – APPROVED subject to conditions - UNANIMOUS****To be heard by the City Council on 9/18/2002.****MINUTES:**

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this application is a Site Development Plan Review for a proposed commercial development consisting of a 6,000 square foot tavern pad, and a 3,000 square foot convenience store. Access is from two driveways from Lone Mountain Road and two driveways from Cliff Shadows Parkway. The site plan presents an orderly placement of buildings and parking. However, staff recommended a condition requiring one van accessible handicapped space be provided, as well as an on-site loading space for each building. This development will be appropriate in terms of type and intensity of anticipated use, as well as being a neighborhood serving retail restaurant and professional office for the surrounding area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 8 – Z-0067-99(2)

MINUTES – Continued:

REBECCA RALSTON, Swisher & Hall, 7373 Peak Drive, Suite #250, appeared on behalf of the applicant. She indicated that the application was reviewed about a month ago. She concurred with staff's condition.

TODD FARLOW, 240 North 19th Street, appeared in protest. He asked that this item be held in abeyance until after the neighborhood meeting at Sheila Tarr Elementary School.

LOUISE ANTIGNANI, 4616 Harvest Night Street, appeared in protest. She stated many people have not yet moved into their new homes because they are not fully constructed, and therefore never received any notice of this request. She happened to call COUNCILMAN LARRY BROWN'S office and was informed this proposal would be on tonight's agenda. This convenience store and tavern will be too close to a residential neighborhood. She submitted a petition to the Clerk consisting of 62 signatures in opposition.

RICHARD BROWN, Hillcrest, 10631 Shifting Breeze Avenue, appeared in protest. The tavern will create too much noise and it will be a detriment for the children in the area.

MATTHEW BROWN, Hillcrest, 10630 Shifting Breeze Avenue, appeared in protest. He learned about this request by observing a sign on the property. Every resident he spoke to about the proposal was in objection. He feels that this gas station should be in a commercial area or by the 215 Freeway. In addition, it will create more traffic and trash in the neighborhood.

JAMES DUCKETT, 3741 Mornings Dawn, appeared in protest. He was under the impression that Cliff Shadows Parkway is not meant for heavy traffic. CHAIRMAN GALATI noted that Cliff Shadows Parkway is planned to be an 80-foot wide road.

ANTHONY SANDERS, 10536 Morning Drop Avenue, appeared in protest. This property is right behind his house. It is a peaceful area at the present time. A tavern with alcohol will have persons purchasing it and traveling to a proposed park in the neighborhood.

MELISSA SANDERS, 10536 Morning Drop Avenue, appeared in protest. Persons that have consumed alcohol can jump the wall and vandalize the adjacent houses.

MS. RALSTON appeared in rebuttal. This project is viewed as a transitional buffer. COUNCILMAN LARRY BROWN has specific requirements as to how he sees the properties within the Lone Mountain West Master Plan developing, which includes many different types of products, such as residences, parks, schools, etc. This type of project will fund the parks in the area.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 8 – Z-0067-99(2)

MINUTES – Continued:

COMMISSIONER McSWAIN requested information on the neighborhood park. ANTHONY SANDERS said the park will be located east just off Stange Avenue. He was concerned about the neighborhood children.

COMMISSIONER McSWAIN thought this tavern will be serving food. In addition, this will be a buffer from the residential area. The traffic on the freeway will be able to get on and off at Lone Mountain Road. MR. SANDERS commented that he has seen the results of areas where alcohol is readily available.

CHAIRMAN GALATI explained that the tavern has been approved by the Planning Commission, but not yet approved by the City Council. That is probably the reason COUNCILMAN LARRY BROWN is having a neighborhood meeting on 8/29/2002.

COMMISSIONER TRUESDELL commented that this is part of a master plan and in the west and northwest the design quality standards are being raised. In those areas the convenience stores/gas stations are to be better designed and oriented away from the corner. He felt this convenience store should have a more creative appearance. MS. RALSTON responded that when there is an operator for the facility this request will be back before the Planning Commission with building elevations. Development standards are being developed for the adjacent not-a-part parcel, as well as the subject parcel, so they will have the same types of materials. They have every intention to raise the design quality standards.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 6 [Z-0024-99(44)] for further discussion.

(6:26 – 6:53)

1-700

CONDITIONS:

Planning and Development

1. The impact statement required by Senate Bill 191 in accordance with the requirements of Ordinance No. 5227 shall be submitted to the Planning and Development Department with application for final approval action on the Site Development Plan Review.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 8 – Z-0067-99(2)

CONDITIONS:

2. An elevation review shall be approved by the Planning Commission prior to approval of issuance or any permits, any site grading, and all development activity on this site.
3. The site plan and landscape plan submitted shall be revised to depict within the northern portion of the site the required transportation trail required by Master Plan Transportation Trails Element Plan, prior to approval of issuance or any permits, any site grading, and all development activity on this site.
4. The site plan shall be revised to depict a minimum of two loading spaces, one loading space on each building, to Municipal code Title 19A.10.020 standards.
5. The site plan is revised to depict one van accessible parking space
6. Freestanding signage shall be limited to a maximum height of twelve feet. All freestanding signs shall utilize materials and colors reflecting the building design.
7. Contribute \$38,700 toward the development of park 2 (in lieu of Open Space), prior to the issuance of any permits, site grading, and all development activity on this site.
8. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.
9. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).

Public Works

12. Dedicate 40 feet of right-of-way adjacent to this site for Cliff Shadows Parkway, 30 feet for Peaceful Dawn Avenue, a 20 foot radius on the northwest corner of Cliff Shadows Parkway and Peaceful Dawn Avenue, and a 25 foot radius on the southwest corner of Lone Mountain Road and Cliff Shadows Parkway prior to the issuance of permits for this site.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 8 – Z-0067-99(2)

CONDITIONS – Continued:

13. Construct half-street improvements including appropriate overpaving, if legally able, on Lone Mountain Road, Peaceful Dawn Avenue, and Cliff Shadows Parkway adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
14. Extend public sewer in Lone Mountain Road to the northwest corner of this site to a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. An update to the Lone Mountain West Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map further subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map further subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 8 – Z-0067-99(2)

CONDITIONS – Continued:

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map further subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map further subdividing, whichever may occur first, if allowed by the City Engineer.
18. Site development to comply with all applicable conditions of approval for Z-67-99 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - U-0045-02 - BRIAN AND JULIE LEE & GARY LICKER - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI brought Item 9 [U-0045-02], Item 10 [U-0047-02], and Item 12 [Z-0068-01(1)] forward after Item 63 [DB-0010-02] and announced the applicant had to attend another meeting so those items would be trailed.

CHAIRMAN GALATI brought these items forward after Item 14 [GPA-0016-02] and Item 15 [Z-0039-02] and stated the applicant is present. He declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated there are no protected uses within the existing minimum separation requirements for the proposed tavern. There are two proposed schools and one proposed park site, which will not be built in the foreseeable future. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 9 – U-0045-02

MINUTES – Continued:

GREG BORGEL, 300 South 4th Street, appeared on behalf of and with GARY LICKER. MR. LEE was in the audience. This is a drug store anchored with three uses. The center is designed to accommodate all necessary Public Works concerns, including a widening of Cliff Shadows Parkway where it is necessary to create a turning situation. A tavern is a sensitive use. This is a restaurant/lounge with food service and it will have a tavern license. He concurred with the conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He asked if there will be a horse trail. MR. BORGEL responded that the trail is part of the overall multi-purpose trail system.

JIM VELTMAN pointed out that he has worked with MR. LICKER on some of the revisions for this center. He supports this application.

MATTHEW BROWN, 10630 Shifting Breeze Avenue, appeared in protest. The neighbors do not support a 24-hour establishment with liquor. This will create a lot of traffic along Cliff Shadows Parkway.

JAMES DUCKETT, 3741 Mornings Dawn Street, appeared in protest. Many of the houses in the Hillcrest community are not occupied yet. His concern is drivers speeding through the neighborhood. He objected to a 24-hour business because it will increase the traffic and delivery trucks making deliveries during the night would cause noise.

RICHARD BROWN, 10631 Shifting Breeze Avenue, appeared in protest. He objected to the sale of liquor because of the neighborhood children. He was concerned that persons from the tavern will be going to the nearby park to drink the alcohol.

MR. BORGEL emphasized that this will be similar to an Outback or Olive Garden type of restaurant, not a pub or bar. Between this property and the residential is more intense commercial. The residents should hope that an Outback or Olive Garden will go into the center rather than a tavern.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 9 – U-0045-02

MINUTES – Continued:

GARY LICKER commented that the architecture will conform to Lone Mountain West. It will be reviewed by the master developer. They have met with COUNCILMAN LARRY BROWN. There are massive retaining walls so some of the landscape islands have been removed. MR. BORGEL added that they are over the landscape and open space requirements of a typical center, but it has been rearranged so it does not meet the standard in each row of parking.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 10 [U-0047-02] and Item 12 [Z-0068-01(1)] for further discussion.
(7:08/9:11 – 9:32)
1-600/1-3181

CONDITIONS:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to the conditions of approval for Site Development Plan Review [Z-0068-01(1)].
4. If this Special Use Permit is not exercised within two years after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
5. All City Code requirements and all City departments' design standards shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - U-0047-02 - BRIAN AND JULIE LEE & GARY LICKER - Request for a Special Use Permit FOR AN OFF-PREMISE LIQUOR ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED DRUG STORE adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

9

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions with additional condition that delivery times be from 7:00 A.M. to 10:00 P.M. - UNANIMOUS

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI brought Item 9 [U-0045-02], Item 10 [U-0047-02], and Item 12 [Z-0068-01(1)] forward after Item 63 [DB-0010-02] and announced the applicant had to attend another meeting so those items would be trailed.

CHAIRMAN GALATI brought these items forward after Item 14 [GPA-0016-02] and Item 15 [Z-0039-02] and announced the applicant is present. He declared the Public Hearing open.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 10 – U-0047-02

MINUTES – Continued:

TROY JESCHKE, Planning and Development, stated that in reviewing this Special Use Permit it is noted that there are no protected uses within the existing minimum separation radius. There is one proposed park across the street, but it will not be built in the foreseeable future. Staff recommended approval subject to the conditions.

COMMISSIONER TRUESDELL requested an additional condition of delivery times. MR. BORGEL felt 7:00 A.M. to 10:00 P.M. would be workable.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 9 [U-0045-02] and Item 12 [Z-0068-01(1)] for further discussion.

(7:08/9:11 – 9:32)

1-600/1-3181

CONDITIONS:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. The sale of individual containers of any size beer, wine coolers, or screw cap wine is prohibited.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. Conformance to the conditions of approval for Site Development Plan Review [Z-0068-01(1)].
5. If this Special Use Permit is not exercised within two years after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
6. All City Code requirements and all City departments' design standards shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0051-02 - BRIAN AND JULIE LEE & GARY LICKER - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), PD (Planned Development) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAWAL WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice inasmuch as it is no longer needed with the on-site layout.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant. He concurred with staff's statement.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:17 – 6:18)

1-400

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0068-01(1) - BRIAN AND JULIE LEE & GARY LICKER - Request for a Site Development Plan Review and a Reduction in the Amount of Landscape Planter Finger Islands FOR A 22,920 SQUARE FOOT COMMERCIAL CENTER adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions and additional conditions that the architecture elevations be brought back to the Planning Commission as a final action Non-Public Hearing item, delivery hours from 7:00 A.M. to 10:00 P.M. and Condition 2 amended to delete 55-foot wide Nevada Power and insert *approved City of Las Vegas* - **UNANIMOUS**

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI brought Item 9 [U-0045-02], Item 10 [U-0047-02], and Item 12 [Z-0068-01(1)] forward after Item 63 [DB-0010-02] and announced the applicant had to attend another meeting so those items would be trailed.

CHAIRMAN GALATI brought these items forward after Item 14 [GPA-0016-02] and Item 15 [Z-0039-02] and announced the applicant is present. He declared the Public Hearing open.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 12 – Z-0068-01(1)

MINUTES – Continued:

TROY JESCHKE, Planning and Development, stated this item is to allow a 22,900 square foot commercial center depicted in the revised plans. It is consistent with the Lone Mountain West Master Plan. This site has been indicated as commercial since the inception of the Lone Mountain West Master Plan. Condition 2 should be amended to delete the words 55-foot wide Nevada Power and insert: *approved City of Las Vegas* easement. Staff recommended approval subject to the conditions.

CHAIRMAN GALATI requested an additional condition that the architecture elevations be brought back to the Planning Commission as a final action Non-Public Hearing item, due to the fact that the elevations do not correspond with the buildings on the site plan. He wants to ensure that whatever drugstore comes at this location conforms to the Lone Mountain West standards.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 9 [U-0045-02] and Item 10 [U-0047-02] for further discussion.

(7:08/9:11 – 9:32)

1-600/1-3181

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Submit for staff review a detailed cross-section of the Master Developer trail located within the 55-foot wide Nevada Power easement on the eastern edge of the site prior to the issuance of any permits. Upon approval of the cross-section trail construction to occur concurrently with any other site development. Provide written proof to the City of Las Vegas of a maintenance agreement for this trail.
3. The impact statement required by Senate Bill 191 in accordance with the requirements of Ordinance No. 5227 shall be submitted to the Planning and Development Department prior to this item being heard by the City Council.
4. The applicant shall contribute \$38,700.00 towards the development of park 2 (in lieu of Open Space), within the Lone Mountain West Master Plan (5 acres X .0258 X 300,000 = \$38,700.00).
5. All development shall be in conformance with the site plan and building elevations.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 12 – Z-0068-01(1)

CONDITIONS – Continued:

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. A Master Sign Plan must be approved by the City Council for this site prior to the issuance of any permits for this site.

Public Works

13. An update to the approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 12 – Z-0068-01(1)

CONDITIONS – Continued:

to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

14. All on-site sewers shall be private, including the proposed lift station, and shall be privately maintained until gravity fed sewer can be provided to this site.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
16. Site development to comply with all applicable conditions of approval for Z-68-01 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - U-0061-02 - HARROW CORPORATION ON BEHALF OF WORKU BERHANU - Request for a Special Use Permit FOR THE SALE OF LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH AN EXISTING RETAIL STORE at 713 and 715 Fremont Street (APN:139-34-612-082), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

14

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESELL – ABEYANCE to 9/26/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this application is a Special Use Permit for off-premise sale of beer and wine in conjunction with a 99-cent store. The applicant recently obtained new legal representation, so they are requesting this item be held in abeyance to allow the legal counsel time to review the plan. Staff would prefer this item be held in abeyance to the 9/26/2002 Planning Commission meeting.

ATTORNEY ROGER SAGERTY appeared on behalf of and with the applicant, MR. BERHANU, and said he was just retained the day before this meeting.

CHAIRMAN GALATI noted that this application has been held in abeyance from two previous meetings.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 13 – U-0061-02

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, felt all the applications for liquor in this part of Fremont Street should be held until there has been a decision on what will be taking place for the entire area.

CHAIRMAN GALATI was unsure as to when that plan would be finalized.

RENE JACKSON, business owner at 7th and Carson Street, said she has been involved with the Downtown Central Development Committee trying to clean up the area from drug dealers, alcoholics and prostitutes. Alcohol attracts that type of element. That type of activity affects the businesses in the area. If alcohol is sold, it should only be consumed on-premise.

COMMISSIONER EVANS asked how many people were in the audience in regard to this application. There were approximately five (5) persons in attendance.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:08 – 6:13)

1-130

**AGENDA SUMMARY PAGE - AGENDA SUMMARY PAGE - PLANNING
& DEVELOPMENT**

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - GPA-0016-02 - JOHN ELLIOT - Request to amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: L (Low Density Residential) on 0.44 acres at 5550 Carl Avenue (APN: 138-24-304-014), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with GOYNES and TRUESDELL voting NO

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI brought this item forward after Item 63 [DB-0010-02] and declared the Public Hearing open.

JOHN KOSWAN, Planning and Development, stated this application seeks to change the General Plan Land Use designation of the subject property located at 5550 Carl Avenue from R (Rural Density Residential) to L (Low Density Residential). There is a companion rezoning item to rezone the property from R-E (Residence Estates) to R-1 (Single Family Residential). The applicant wants to divide the property into two parcels and build a house on the second parcel. The applicant also wishes to add onto the existing house, but cannot due to the setback restrictions of the current zoning. A change in the present land use classification and zoning district would permit the opportunity to do both.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning & Development Department
Item 14 – GPA-0016-02

MINUTES – Continued:

The site is within an area identified as a Rural Preservation Neighborhood. In Chapter 278 of the Nevada Revised Statutes stipulates the conditions under which lands are identified as R-PN. Section 278.261 of the Nevada Revised Statutes stipulates that a governing body shall take such actions as are necessary and appropriate to insure that the rural character of each R-PN is preserved. The governing body may not adopt any zoning regulation or restriction that does not maintain the rural character of the developed area.

The applicant proposes to divide the subject property into two lots, one about 9,300 square feet and the other 9,700 square feet. The adjoining lots are 18,377 square feet and 37,523 square feet. All the other lots in the same block are about the same relative size or larger. Consequently, the proposed increase in density is not consistent with the existing established lots in the block, nor does it meet the intent of the Nevada Revised Statute in maintaining the rural density of the established Rural Preservation Neighborhood in which the subject property is located. Changing the land use classification rezoning of the subject property to a higher density of development than two (2) dwelling units per acre does not meet the intent of the Rural Preservation Neighborhood legislation. Amending the General Plan is to increase the density of the residential development and disrupting the existing neighborhood does not meet the Master Plan 2020 Neighborhood revitalization objective, which is to insure that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced.

A neighborhood meeting was held on 6/27/2002 sponsored by the applicant. There were 18 residents in attendance. Most of those residents voiced concern for the preservation of the area in its present state, as well as concern that a change in the land use designation for this particular property would entice other landowners to apply for the same land use designation. Staff recommended denial.

JOHN MORAN III, Moran and Associates, 630 South 4th Street, appeared on behalf of JOHN ELLIOT, who is the owner and resident of the property. This is a reasonable concept and will benefit everyone in the neighborhood. Staff has applied the law, but if that was the only criteria to judge an application there would not be a need for a Planning Commission and City Council. The City feels this will set a precedent, but every property is unique and should be considered independently. This property sits on the northwest corner of Carl Avenue and Shadow Mountain Place. There are four other parcels that fit the dimension of this parcel, so this is not spot zoning. The parcel on the west side of this parcel is one acre. That owner has no intention of splitting his parcel. Another parcel has a home in the middle of the parcel and shares the same characteristics, being on the corner and more wide than deep. MR. ELLIOT is beginning to

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning & Development Department
Item 14 – GPA-0016-02

MINUTES – Continued:

remodel his parcel according to code. MR. ELLIOT'S adjacent lot is an eyesore at the present time. Upgrading this property will attract more persons to move into the neighborhood. The applicant plans to live in his house and build an adjacent house to either rent or sell. The dimensions of this parcel make it unique and allow it to be cut into parcels. This is on the fringe of R-E (Residence Estates).

TODD FARLOW, 240 North 19th Street, appeared in protest. He feels the request is not reasonable and will not benefit the neighborhood. He wondered why the applicant has begun remodeling his house when this has not been approved yet. There is no guarantee the applicant will live in his house.

DONALD CRAWFORD, 1707 North Michael Way, appeared in protest. He attended a neighborhood meeting and was told the applicant would build a second home for his mother. The present house is an eyesore. This property should remain R-E (Residence Estates).

JOHN MORAN III rebutted that his client is not doing anything unlawful on his property. The adjacent property owners have not objected to this request. Any similar applications on other properties in the neighborhood should be judged on their own merits.

COMMISSIONER McSWAIN commented that the last time MR. MORAN appeared before the Planning Commission he suggested that the Planning Commission should not be subjective, but judge the applications on their facts. Now, he is suggesting the Planning Commission be subjective. This is an applicant that is promising to do something if he is given a deviation from the code. If the property is an eyesore, that means the owner is not taking care of it. She wondered where the boundary would be for R-E (Residence Estates) if this was approved. MR. MORAN responded that the Planning Commission should take into account subjective factors as well as objective factors. The applicant plans to invest a lot of money into this property which will improve its appearance. There has been unlawful dumping on this property. He cannot guarantee that the owner of this property will live there for many years.

COMMISSIONER McSWAIN felt the only way she could support this would be to have a neighborhood plan. This will be changing the boundary. MR. MORAN added that this property is unique and it would be more beneficial to have it developed. General Plans have been amended on many occasions.

COMMISSIONER TRUESDELL noted that when he passed this property most of the lots were only partially developed and could be enhanced.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning & Development Department
Item 14 – GPA-0016-02

MINUTES – Continued:

COMMISSIONER GOYNES clarified with MR. KOSWAN that two parcels north on Shadow Mountain Place are currently vacant. MR. KOSWAN added that this would not set a precedent. Most of the lots are half acre. This lot is easier to split because it is on the corner.

CHAIRMAN GALATI was unsure if the Planning Commission has discretion with properties in Rural Preservation neighborhoods. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that the only way there would be leeway is if the property was in the 330-foot buffer zone. CHAIRMAN GALATI felt all the properties along Carl Avenue should be in one action.

COMMISSIONER EVANS pointed out that this is a unique property, but if the Planning Commission has no discretion then there is no debate. MR. MORAN noted that the discretion can never be taken away from a Planning Commission to act on something or waive something.

COMMISSIONER McSWAIN wondered if the neighborhood got together and decided to raise the bar, if that could be dealt with from a Rural Preservation aspect. DEPUTY CITY ATTORNEY SCOTT responded there would still be a cluster of dwelling units. The only way to get away from that would be to tear down the houses.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 15 [Z-0039-02] for further discussion.

(7:08 – 7:53)

1-2300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0039-02 - JOHN ELLIOT - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 0.44 acres at 5550 Carl Avenue (APN: 138-24-304-014), PROPOSED USE: TWO-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

McSWAIN – DENIED - UNANIMOUS with GOYNES and TRUESDELL voting NO

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this item is intended to rezone the property from R-E (Rural Estates) to R-1 (Single Family Residential). This site will be incompatible with the large lot single-family residential developments on three sides. Staff recommended denial.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 14 [GPA-0016-02] for further discussion.

(7:08 – 7:53)

1-2300

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - GPA-0021-02 - DAVID LITVAK, ET AL - Request to amend the Las Vegas Redevelopment Plan FROM: Civic (9B) TO: Commercial and Medium to High Density Residential/ Commercial Rehab (20) on approximately 0.81 acres adjacent to the southwest corner of Bonanza Road and North 7th Street (APN: 139-34-512-040 041 and 139-27-804-003,), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

EVANS - APPROVED - UNANIMOUS

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that this General Plan Amendment is taken from the City's Redevelopment Plan. This project is being changed from Civic (9B) to Commercial and Medium to High Density Residential/Commercial Rehab District (20). The intention is to allow for a greater variety of uses that are allowed in the new designation. The zoning is being requested to change from R-4 (High Density Residential) to C-2 (General Commercial), which is the designation of the properties to the west. This proposal is compatible with the general intention of the Redevelopment Plan and the Zoning Code. Staff recommended approval.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 16 – GPA-0021-02

MINUTES – Continued:

VERONIKA HOLMES and DAVID LITVAK, 412 North 7th Street, appeared in order to represent the applications and concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He asked if this would fall into the live/work category. ROBERT GENZER, Planning and Development, said the live/work situation does not apply to these two applications, but does apply to the applicants' next item on the agenda.

COMMISSIONER TRUESDELL thought C-1 (Limited Commercial) zoning would be more appropriate. MS. WHEELER responded that C-2 (General Commercial) was selected because the properties immediately to the west on the south side of Bonanza Road all the way to Las Vegas Boulevard are C-2 (General Commercial). Immediately across the street from the applicant's parcel on the north side is C-2 (General Commercial) zoning. There is R-4 (High Density Residential) in the immediate area. The applicants' use falls into Wholesale Showroom Facility. C-1 (Limited Commercial) could apply to art and fabric sales.

MS. HOLMES clarified that they are the middle person so that does not classify this proposal as wholesale. It just means they will be selling to people that are tax exempt. They would be more comfortable with C-1 (Limited Commercial) zoning.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 16 [GPA-0021-02] and Item 17 [Z-0045-02] was held under Item 16 [GPA-0021-02].

(7:53 – 8:02)

2-600

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0045-02 - DAVID LITVAK, ET AL - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on approximately 0.81 acres adjacent to the southwest corner of Bonanza Road and North 7th Street (APN: 139-34-512-040, 041 and 139-27-804-003), PROPOSED USE: ART AND FABRIC SALES, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions with application amended to C-1 (Limited Commercial) - UNANIMOUS

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 16 [GPA-0021-02] and Item 17 [Z-0045-02] was held under Item 16 [GPA-0021-02].

(7:53 – 8:02)

2-600

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 17 – Z-0045-02

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 10 feet of right-of-way adjacent to this site for Bonanza Road and a 25 foot radius on the southwest corner of Bonanza Road and Seventh Street prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
4. Construct all incomplete half-street improvements on 7th Street and Bonanza Road, if any, adjacent to this site concurrent with development of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. If parking is proposed off of the public alley on the west edge of this site, such parking shall be set back a minimum of four feet from the alley to allow a minimum of 24 feet of maneuvering space behind the parking stalls.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 17 – Z-0045-02

CONDITIONS – Continued:

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. Landscape and maintain all unimproved right-of-way on Bonanza Road and Seventh Street adjacent to this site.
8. Submit an Encroachment Agreement for all private improvements located in the Bonanza Road and Seventh Street public right-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0044-02 - DAVID LITVAK, ET AL - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on 0.16 acres at 400, 408, and 412 North 7th Street (APN: 139-34-512-037, 038, and 039), PROPOSED USE: ART AND FABRIC SALES, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions with application amended to C-1 (Limited Commercial) - UNANIMOUS

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this property is south of the freeway on 7th Street. There has been a slight change from when this proposal was heard previously. This project has been re-noticed. The three lots on this application are now a single application. This area is designated in the Redevelopment Plan as Medium High Density Residential/Commercial Rehab. In this case, the application is to change the zoning from R-4 (High Density Residential) to C-2 (General Commercial). However, C-1 (Limited Commercial) would be acceptable to the applicants.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 18 – Z-0044-02

MINUTES – Continued:

This was a site where the live/work idea came up. Following that discussion from the last meeting, staff has prepared an amendment to the City's existing live/work ordinance that will come before the Planning Commission at the next meeting. It will allow for greater flexibility in the types of live/work projects within the Downtown Centennial Plan Redevelopment project area. With that Text Amendment, the applicants will be able to do the live/work on this site if they choose to do so. With the rezoning to C-1 (Limited Commercial) they could do either the fully commercial use as on their other site or the live/work with the next ordinance. Staff recommended approval subject to the conditions.

VERONIKA HOLMES and DAVID LITVAK, 412 North 7th Street, appeared in order to represent the application and concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He is in favor of the live/work idea, but wondered if it will have its own designation.

CHAIRMAN GALATI explained that it allows live/work in certain districts.

COMMISSIONER McSWAIN said she visited the site and was impressed with what the applicants have done to this property.

DAVID GUERRA, Public Works, said that since this request had been submitted to the City, a condition was added which states that a 10-foot radius was to be dedicated on that corner. The applicants agreed to that condition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:02 – 8:06)

2-900

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 18 – Z-0044-02

CONDITIONS – Continued:

Public Works

3. Dedicate a 10 foot radius on the northwest corner of 7th Street and Mesquite Avenue prior to the issuance of any permits for this site. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents. Such dedication shall not be required if the applicant can provide proof to the City that existing permanent structures are within the area to be dedicated.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The alley is scheduled to be reconstructed with a City of Las Vegas downtown rehabilitation project; therefore, no improvements to the alley are required at this time.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. If parking is proposed off of the public alley on the west edge of this site, such parking shall be set back a minimum of four feet from the alley to allow a minimum of 24 feet of maneuvering space behind the parking stalls.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 18 – Z-0044-02

CONDITIONS – Continued:

7. Landscape and maintain all unimproved right-of-way on 7th Street and Mesquite Avenue adjacent to this site.
8. Submit an Encroachment Agreement for all private improvements located in the 7th Street and Mesquite Avenue public right-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - GPA-0026-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY - Request to amend a portion of the Southwest Sector Plan FROM: R (Rural Density Residential) TO: M (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

150

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Petition In Opposition

MOTION:

TRUESEDELL – DENIED – UNANIMOUS with NIGRO abstaining as Kummer Kaempfer Bonner & Renshaw are working with him on a rezoning in North Las Vegas

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOHN KOSWAN, Planning and Development, stated this site is surrounded in every direction with low-density single-family developments. The neighborhoods are well established with few undeveloped house lots scattered around the area. The neighborhood around the site continues to be large lot single-family developments. To remain consistent with the surrounding development, the density must remain at no more than the permitted 3.5 dwelling units per acre. Any greater density would not be compatible with the surrounding area and too intense for the neighboring uses.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 19 – GPA-0026-02

MINUTES – Continued:

On 7/9/2002 a neighborhood meeting was held that was sponsored by the applicant. There were approximately 34 persons in attendance. Their comments were that the project is surrounded by horse properties. Condominiums will bring more traffic on Jones Boulevard and decrease the value of the surrounding properties. The condominiums will become apartments. More children in the neighborhood will increase vandalism. Ninety-five thousand dollar condominiums are not compatible with \$250,000 homes. Staff recommended denial.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent Omega Development. This is a proposal of a for-sale condominium development. It will be a gated community. The density is approximately 15.4 units per acre. The open space is more than what is required by the code. The code requires 14,000 square feet of open space and they are proposing 25,000 square feet of open space. There will be amenities within the development. Along the west property line is a double tree lined buffer. In addition, they will place the buildings north/south to add privacy for the neighbors to the west of this property. This is an infill piece of property. Since the property is located on Jones Boulevard it will not be developed with half-acre lots.

TODD FARLOW, 240 North 19th Street, appeared in protest. The properties to the west are horse properties so he was concerned about what impact the horses would have on the surrounding properties.

JOHN HUNT, 5948 Madre Mesa Drive, appeared in protest. He attended neighborhood meetings and was never told the applicant could not make a profit on single-family detached homes. He would like to see development in the area. If this is approved, there will not be any cohesion in the neighborhood. This proposal is not compatible with the neighborhood.

CATHERINE BLACKHAM, 2870 Maverick Street, appeared in protest. She likes living in a rural area. This development will increase the traffic on Jones Boulevard. This is spot zoning. Condominiums are often rented. The schools in the area are at capacity.

RICHARD STEVENS, 2755 Cherry Tree Lane, appeared in protest. This is an incompatible land use because it is surrounded by two homes per acre and in a rural area. This is spot zoning.

ARLON SIBERT, 5980 West Alfred Drive, appeared in protest. Several of the residents live on half-acre lots on Jones Boulevard.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 19 – GPA-0026-02

MINUTES – Continued:

FLOYD SMITH, JR., 2735 North Cherry Tree Lane, appeared in protest. He enjoys the rural atmosphere. He was fearful the condominiums would turn into apartments. This is not compatible next to more expensive homes.

TOM EVANS, 6038 West Cartier Avenue, appeared in protest. He would never have selected this area to live in if he had known it would be developed with condominiums.

BRENDA SADBURY, 5981 Alfred Drive, appeared in protest. She moved into the area in 1983 because it was rural and wants it to remain rural. This is incompatible with the area.

ROBERT TUCCI, 5700 Paseo Montana, appeared in protest. This property owner deserves to make money off this property. However, this is not the right zone change because Jones Boulevard is already heavily traveled. If this is approved, the accesses should be on the side streets.

MICKI JAY, 5700 Paseo Montana, appeared in protest. There are already apartments in this area. This will increase crime in the area and the residents want to keep it as safe as possible.

RAY SADBURY, 5981 Alfred Drive, appeared in protest. Most of the residents have lived in the area for more than ten years. It is a rural area and that could be destroyed with this development.

LORNA LAPOINTE, 5446 Sheila Avenue, appeared in protest. She submitted a petition to the Clerk opposing the proposed project.

SUZAN SIBERT, 5980 West Alfred Drive, appeared in protest. She likes this rural area. Perhaps this property could be developed with something better than condominiums.

BART TROTTER, 2615 North Jones Boulevard, appeared in approval. Jones Boulevard is not conducive to be developed with custom homes, nor conducive to raise children. There is already a serious traffic problem in this area.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 20 [Z0050-02] for further discussion.

(8:06 – 8:36)

2-1100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0050-02 - ROBERT M. AND PATRICIA SCHNIDER FAMILY TRUST ON BEHALF OF OMEGA DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-3 (Medium Density Residential) on 4.68 acres adjacent to the northwest corner of Jones Boulevard and Madre Mesa Drive (APN: 138-14-702-003 and 138-14-702-009), PROPOSED USE: MULTI-FAMILY RESIDENTIAL, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

150

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESELL – DENIED – UNANIMOUS with NIGRO abstaining as Kummer Kaempfer Bonner & Renshaw are working with him on a rezoning in North Las Vegas

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated R-3 (Medium Density Residential) is not consistent with the current General Plan designation of R (Rural Density Residential), nor is the density allowed by the requested zoning category compatible with the R (Rural Density Residential) development of the area. In addition, the R-3 (Medium Density Residential) zoning category allows densities that are not consistent with the surrounding area, which allows a maximum density of 3.0 units per acre. This site is located within the buffer zone of a Rural Preservation Neighborhood, which limits the density to 3.0 units per acre. Staff recommended denial.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 20 – Z-0050-02

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 19 [GPA-0026-02] for further discussion.

(8:06 – 8:36)

2-1100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0061-02 - KB HOME NEVADA, INC., ET AL - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD8 (Residential Planned Development - 8 Units Per Acre) on approximately 20.0 acres adjacent to the southwest corner of Tenaya Way and Craig Road (APN: 138-03-303-003), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends ABEYANCE to the September 26, 2002 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUESDELL – ABEYANCE of Item 21 [Z-0061-02], Item 22 [V-0051-02] and Item 23 [Z-0061-02(1) and Z-0076-01(2)] to the 9/26/2002 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONER McSWAIN announced she would be abstaining on these items when they appear on the 9/26/2002 Planning Commission meeting agenda, but will vote on the abeyance motion.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this is a development at Elkhorn and Tenaya Way. It is a request for Rezoning, Variance for open space and Site Development Plan Review. The applicant has requested these items be held in abeyance until the 9/26/2002 Planning Commission meeting in order to allow time for revised plans to be submitted to staff.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 21 – Z-0061-02

MINUTES – Continued:

RUSSELL SKUSE, Tetra Tech, Inc., 401 North Buffalo Drive, #100, appeared in order to represent the applicant. He requested this item be held in abeyance to the 9/26/2002 Planning Commission meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 21 [Z-0061-02], Item 22 [V-0051-02] and Item 23 [Z-0061-02(1) and Z-0076-01(2)] was held under Item 21 [Z-0061-02].

(6:13 – 6:15)

1-290

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - V-0051-02 - KB HOME NEVADA, INC. - Request for a Variance TO ALLOW 4.71 ACRES OF OPEN SPACE WHERE 9.75 ACRES IS THE MINIMUM REQUIRED on approximately 80 acres at the southwest corner of Tenaya Way and Craig Road (APN: 138-03-303-003 and a portion of 138-03-402-002), U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), R-PD8 (Residential Planned Development - 8 Units Per Acre) and U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations], PENDING: R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE to the September 26, 2002 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE of Item 21 [Z-0061-02], Item 22 [V-0051-02] and Item 23 [Z-0061-02(1) and Z-0076-01(2)] to the 9/26/2002 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONER McSWAIN announced she would be abstaining on these items when they appear on the 9/26/2002 Planning Commission meeting agenda, but will vote on the abeyance motion.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 22 – V-0051-02

MINUTES – Continued:

RUSSELL SKUSE, Tetra Tech, Inc., 401 North Buffalo Drive, #100, appeared in order to represent the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 21 [Z-0061-02], Item 22 [V-0051-02] and Item 23 [Z-0061-02(1) and Z-0076-01(2)] was held under Item 21 [Z-0061-02].

(6:13 – 6:15)

1-290

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0061-02(1) and Z-0076-01(2) - KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A SINGLE-FAMILY RESIDENTIAL SUBDIVISION on approximately 60 acres adjacent to the southwest corner of Tenaya Way and Craig Road (APN: 138-03-303-003 and a portion of 138-03-402-001), U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD8 (Residential Planned Development - 8 Units Per Acre) and U (Undeveloped) Zone [L (Low Density Residential) and ML (Medium-Low Density Residential) General Plan Designations] PENDING: R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD8 (Residential Planned Development - 8 Units Per Acre), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends ABEYANCE to the September 26, 2002 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE of Item 21 [Z-0061-02], Item 22 [V-0051-02] and Item 23 [Z-0061-02(1) and Z-0076-01(2)] to the 9/26/2002 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONER McSWAIN announced she would be abstaining on these items when they appear on the 9/26/2002 Planning Commission meeting agenda, but will vote on the abeyance motion.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 23 – Z-0061-02(1) and Z-0076-01(2)

MINUTES – Continued:

RUSSELL SKUSE, Tetra Tech, Inc., 401 North Buffalo Drive, #100, appeared in order to represent the applicant. He requested this item be held in abeyance to the 9/26/2002 Planning Commission meeting.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 21 [Z-0061-02], Item 22 [V-0051-02] and Item 23 [Z-0061-02(1) and Z-0076-01(2)] was held under Item 21 [Z-0061-02].

(6:13 – 6:15)

1-290

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0062-02 - V R A A M, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 1.79 acres at 540 North Eastern Avenue (APN: 139-36-110-003), PROPOSED USE: COMMERCIAL CENTER, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions with Condition 4 deleted from this item and added to Item 25 [Z-0062-02(1)] - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this rezoning is intended to change the zoning to C-1 (Limited Commercial), which allows most retail shopping and personal services. This proposal is consistent with the SC (Service Commercial) General Plan land use designation and will provide a compatible land use with the surrounding properties to the north, south and west. Staff recommended approval subject to the conditions.

DOM CAMBEIRO, Domingo Cambeiro Corporation, 3555 Pecos McLeod Road, appeared on behalf of the applicant. He was concerned about the landscaping. The applicant had a meeting with the Las Vegas Metropolitan Police Department. Metro is concerned about planting along the north property line because there is an existing six-foot high wall, which obstructs the view.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 24 – Z-0062-02

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared in approval. The applicant has cleaned up this property. His concern was the landscaping along Eastern Avenue. If there is a bus stop along there the bench should be set back.

BILL ARENT, City of Las Vegas, Office of Business Development, 400 Las Vegas Boulevard South, appeared on behalf of the Redevelopment Agency in approval. MR. ARENT indicated that the applicant has met with Metro Crime Prevention Specialist to address any concerns.

COMMISSIONER EVANS referred to the original Staff Report on the Site Development Plan Review where it recommended denial. MR. JESCHKE responded that the site plan on the monitor is the result of numerous revisions. The driveway to the alley on the south has actually been closed off and parking was put there. The handicapped parking has been revised. The first site plan that was submitted to staff was deficient in parking by one site, which has been rectified.

COMMISSIONER EVANS asked about the location of the trees. MR. CAMBEIRO said Metro's main concern was the trees along the east property line.

COMMISSIONER TRUESDELL noted there are two ingress/egress points in the entire center, one out onto Eastern Avenue and the other on a residential street. He wondered if it would be better to have access on the north. MR. JESCHKE added that staff has encouraged the applicant to pursue cross access with the property to the north, but that has not been done yet. Therefore, the access on the north has not been placed on the site plan since they may be able to obtain that access. Staff would prefer Condition 6.B. remain but have it modified to add: *except behind the building along the north property line.*

MR. CAMBEIRO noted that the building in the Not-A-Part section will be demolished. That property will become part of the parking lot.

MR. JESCHKE added that staff is supportive of the removal of the landscaping on the north side of the building. There is a commercial development on the other side so it could potentially be a haven for criminal activity.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 24 – Z-0062-02

MINUTES – Continued:

DAVID GUERRA, Public Works, requested Condition 4 be deleted from this item and added to Item 25 [Z-0062-02(1)].

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 25 [Z-0062-02(1)] for further discussion.

(8:36 – 8:55)

2-2240

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Coordinate with the City Surveyor to determine whether an Administrative Joining, Reversionary Map, Joint Access Agreement, or other method of combining the two underlying lots is necessary for development of this site. Comply with the recommendations of the City Surveyor prior to the issuance of permits for this site.
4. Remove all substandard public street and alley improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Remove all unused driveway cuts, if any, adjacent to this site concurrent with development of this site.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 24 – Z-0062-02

CONDITIONS – Continued:

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements if allowed by the City Engineer. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0062-02(1) - V R A A M, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction of the Perimeter Landscaping Requirements TO ALLOW A FIVE FOOT WIDE LANDSCAPE PLANTER ON THE NORTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE LANDSCAPE PLANTER IS REQUIRED FOR A PROPOSED 25,200 SQUARE FOOT COMMERCIAL CENTER on 1.79 acres at 530 and 540 North Eastern Avenue (APN: 139-36-110-002 and 003), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions with Condition 6.B. amended to have the applicant work with staff on the landscaping on the north and east sides, and Condition 4 from Item 24 [Z-0062-02] added to this application as follows: *Remove all substandard public street and alley improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Remove all unused driveway cuts, if any, adjacent to this site concurrent with development of this site, and Condition 4 on this application deleted - UNANIMOUS*

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 25 – Z-0062-02(1)

MINUTES – Continued:

TROY JESCHKE, Planning and Development, stated the site plan depicts an effective means of circulation and access. Staff had concerns with the plan as it was submitted regarding handicapped accessible parking, landscaping, and overall parking. Consequently, the applicant has been working with staff and revised plans have been submitted. They have addressed the parking concerns. Based on the revisions, Condition 4 should be eliminated. Staff recommended approval subject to the conditions.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 24 [Z-0062-02] for further discussion.
(8:36 – 8:55)

2-2240

RECESS

CONDITIONS:

Planning and Development

1. A Rezoning (Z-0062-02) to a C-1 (Limited Commercial) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the following:
 - A. Eliminate the western driveway adjacent to the alley to provide additional parking.
 - B. Eliminate a portion of the larger retail building to allow enough space for the parking row adjacent to Eastern Avenue to be “double backed.”
 - C. The handicapped accessible parking spaces shall conform to Section 19A.10.010 of the zoning code.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 25 – Z-0062-02(1)

CONDITIONS - Continued:

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the following:
 - A. Along the south, east and west property lines, minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
 - B. Along the northern property line, a minimum eight foot wide planter with minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
7. The site shall be limited to retail uses, unless the applicant secures additional parking.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 25 – Z-0062-02(1)

CONDITIONS – Continued:

12. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
14. The applicant shall have an eight-foot tall decorative block wall, with at least 20 percent contrasting materials constructed along the eastern property boundary. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Provide a copy of a recorded Joint Access and Parking Agreement between the two parcels composing this site, a recorded Lot Line Adjustment, or other means to legally combine the two underlying parcels acceptable to the City Surveyor prior to the issuance of any permits.
18. Site development to comply with all applicable conditions of approval for Z-0062-02, and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0064-02 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF U.S. HOME - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on approximately 7.4 acres adjacent to the north side of Grand Teton Drive, approximately 225 feet west of Durango Drive (APN: 125-08-806-009 and 125-08-813-003), PROPOSED USE: SINGLE-FAMILY RESIDENTIAL, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as U. S. Home is a client of her firm and TRUESDELL abstaining as Southwest Desert Equities has some of the same owners as The Focus Group, which is a client of his firm

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that in reviewing the proposed rezoning it was found that this site has a General Plan designation of PCD (Planned Community Development) land use, which allows up to eight (8) units per acre. The applicant is proposing an R-PD7 (Residential Planned Development – 7 Units Per Acre) development, which is consistent with the PCD (Planned Community Development) land use designation. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 26 – Z-0064-02

MINUTES – Continued:

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 27 [Z-0064-02(1)] for further discussion.

(9:32 – 9:39)

3-390

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Coordinate with the City Surveyor regarding the proposed lot line adjustment at the east edge of this site; comply with the recommendations of the City Surveyor prior to the recordation of a Final Map for this site.
4. Construct half-street improvements including appropriate overpaving on Grand Teton Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 26 – Z-0064-02

CONDITIONS – Continued:

5. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in Grand Teton Drive to the west edge of this site at a location and depth acceptable to the City Engineer. All lots within this subdivision shall connect to public sewer; provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1, for dedicated right-turn lanes and dual left turn lanes, shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 26 – Z-0064-02

CONDITIONS – Continued:

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0064-02(1) - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF U.S. HOME - Request for a Site Development Plan Review and a Reduction of the Perimeter Landscaping Requirements TO ALLOW A SIX FOOT WIDE LANDSCAPE PLANTER ON THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE LANDSCAPE PLANTER IS REQUIRED FOR A 45-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on approximately 7.4 acres adjacent to the north side of Grand Teton Drive, approximately 225 feet west of Durango Drive (APN: 125-08-806-009 and 125-08-813-003), U (Undeveloped) Zone [PCD (planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions with Condition 4 amended to indicate the 20 feet to the front of the garage be changed to 18 feet to the front of the garage - **UNANIMOUS** with McSWAIN abstaining as U. S. Home is a client of her firm and TRUESELLE abstaining as Southwest Desert Equities has some of the same owners as The Focus Group, which is a client of his firm

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 27 – Z-0064-02(1)

MINUTES – Continued:

TROY JESCHKE, Planning and Development, stated that in reviewing the submitted site plan it appears to present an effective layout of streets and access and meets the requirements of the Subdivision Ordinance. In addition, the site depicts adequate landscaping that is required within the R-PD7 (Residential Planned Development – 7 Units Per Acre] zoning category. Staff recommended approval subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He approved of staff's conditions with the exception of Condition 4, in which he requested that it be amended to have an 18 foot front yard setback to match what was approved in Unit 57A, which is directly to the north. This application is a continuation of that subdivision.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He asked the width and lot size. MR. PSIODA said the lots are 35 feet wide. MR. JESCHKE said the lots will be between 3,500 and 4,000 square feet. MR. FARLOW requested the garage be recessed from the front of the house, which would be more aesthetically pleasing.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 26 [Z-0064-02] for further discussion.

(9:32 – 9:39)

3-390

CONDITIONS:

Planning and Development

1. Approval of a Rezoning (Z-0064-02) to an R-PD 7 (Residential Planned Development – 7 Units Per Acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the six-foot wide landscape planter along Grand Teton Drive. All landscaping shall meet the requirements of the Las Vegas Urban Design Guidelines and Standards.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 27 – Z-0064-02(1)

CONDITIONS – Continued:

4. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
5. The building height shall not exceed two stories or 35 feet, whichever is less.
6. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Vacation Application VAC-0045-01 shall be recorded prior to the recordation of a Final Map overlying or abutting the area to be vacated.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed roadway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 27 – Z-0064-02(1)

CONDITIONS – Continued:

15. A Master Streetlight plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
18. The final layout of this site shall be determined at the time of approval of the Tentative Map. Final right-of-way requirements will be determined at that time.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0064-02, on this same agenda, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0065-02 - SHIRON CORPORATION - Request for a Rezoning
FROM: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation]
TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on approximately 10 acres
adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002),
PROPOSED USE: 20-LOT SINGLE FAMILY SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 28 [Z-0065-02], Item 29 [V-0053-02] and Item 30 [Z-0065-02(1)] to the 9/26/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this is a 20-lot subdivision. The average lot size is about 14,000 square feet. There is commercial on the south. The land designation is DR (Desert Rural) of two units per acre. This conforms to the plan. Staff recommended approval.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 28 – Z-0065-02

MINUTES – Continued:

KIMANH T. LE, Acclaim MTI, 5900 Emerald Avenue, Suite A, appeared on behalf of the applicant. This is a small subdivision and it will be gated. They have dedicated six feet of landscaping around the property. In addition, there is a 10-foot bicycle path from Centennial Parkway to this property, so they do not feel the open space is necessary.

TODD FARLOW, 240 North 19th Street, appeared in protest. This applicant is not making an attempt to abide by the code. The trail is not to be counted as open space.

RONALD ATIYEH, 7330 Rome Boulevard, appeared in protest. He lives across the street from this development. The south side of this property is commercial. The properties in the area are one acre and some have horses. This will eliminate some of the space for riding horses. He objected to the zero clearance.

COMMISSIONER TRUESDELL wondered if they are just selling lots or also homes. He was concerned about the open space and landscaping. He liked the size of the lots. MS. LEE responded that this project will contain large custom homes.

NICK ASOUS, Shiron Corporation, indicated that three streets surround this property, which gives about a 15-foot setback and landscaping on each side of the streets. They are giving up a lot of space for landscaping.

CHAIRMAN GALATI opposed the elimination of the open space and feels that these homes will have children who will want to play inside the gated community. He suggested that the item be held in abeyance so that the plan can be revised.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 29 [V-0053-02] and Item 30 [Z-0065-02(1)] for further discussion.
(9:39 – 9:52)

3-600

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - V-0053-02 - SHIRON CORPORATION - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 14,375 SQUARE FEET IS THE MINIMUM REQUIRED FOR A 20-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 10 acres adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack)].

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 28 [Z-0065-02], Item 29 [V-0053-02] and Item 30 [Z-0065-02(1)] to the 9/26/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this Variance is a 100% deviation from the code for open space. The standard in the code is 3.3% of gross land area. They are looking at a Variance of approximately 14,000 square feet to zero. The idea behind R-PD is to give applicants and developers some relief from the rigidity of other zoning districts, flexibility in return for some open space, and innovation of design. This subdivision does not meet that criteria. The nearest public park is about 4,000 square feet south across the Beltway alignment. Therefore, some open space should be allocated. Staff recommended denial.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 29 – V-0053-02

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 28 [Z-0065-02] and Item 30 [Z-0065-02(1)] for further discussion.
(9:39 – 9:52)

3-600

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0065-02(1) - SHIRON CORPORATION - Request for a Site Development Plan Review FOR A 20-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on approximately 10 acres adjacent to the southwest corner of Rome Boulevard and Tenaya Way (APN: 125-22-404-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 28 [Z-0065-02], Item 29 [V-0053-02] and Item 30 [Z-0065-02(1)] to the 9/26/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this Site Development Plan conforms to all the sections of the code, except the open space criteria. Staff would like to see an alternate site plan submitted meeting the open space criteria of the ordinance. Staff recommended denial.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 28 [Z-0065-02] and Item 29 [V-0053-02] for further discussion.

(9:39 – 9:52)

3-600

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0052-02 - PAMELA RUSCH - Request for a Variance TO ALLOW A ZERO-FOOT SIDE SETBACK WHERE 5 FEET IS THE MINIMUM SIDE YARD SETBACK REQUIRED FOR AN EXISTING ATTACHED CARPORT at 105 North Cimarron Road (APN: 138-28-814-007), R-1 (Single Family Residential) Zone, Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

9

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with EVANS and GALATI voting NO

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that in reviewing this Variance, there is no evidence of any unique or extraordinary circumstance that would warrant the carport addition. The applicant did not obtain any building permits for the structure. Therefore, staff concludes that this request is outside the realm of Nevada Revised Statutes for the granting of Variances. Staff recommended denial.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 31 – V-0052-02

MINUTES – Continued:

PAMELA RUSCH, 105 North Cimarron Road, said she did not know a building permit was needed since this carport is not attached to the house. Her son built the carport and it is completely metal. She presented a letter from her neighbors on each side supporting the carport.

COMMISSIONER McSWAIN did not feel this is an attractive carport. MS. RUSCH said the gate will be covered with mesh so it will not have an open appearance.

COMMISSIONER EVANS verified with MS. RUSCH that there are no similar types of carport in this area.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:52 – 9:57)

3-1050

CONDITIONS:

Planning and Development

1. The applicant shall meet with the Department of Building and Safety regarding obtaining a building permit.
2. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0029-87(3) - LILLIAN HILDE TRUST ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Five Year Review on an approved Special Use Permit WHICH ALLOWED A 75 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2421 Stewart Avenue (APN: 139-35-612-044), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

McSWAIN – DENIED - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that in reviewing this off-premise advertising (billboard) sign this use is inappropriate with the adjacent existing residentially zoned property to the west. When this billboard was constructed there was no separation requirement from residential zones. However, through the years the code has changed to now require billboards to be a minimum of 300 feet from any residentially zoned property. Staff recommended denial.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 32 – U-0029-87(3)

MINUTES – Continued:

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, stated that there have not been any changes to this property. She concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared in protest. He has been waiting five years for this review to appear on the agenda. There were a lot of people protesting it five years ago. This billboard is on a hill and he can see it from his home. He asked that it be removed.

COMMISSIONER McSWAIN did not feel this billboard enhances this property.

COMMISSIONER TRUESDELL felt this is not an appropriate property for a billboard. This area is being upgraded with a new community center and apartments on the north side of Stewart Avenue.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:57 – 10:01)

3-1240

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0025-98(2) - LEVITZ PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A 74 FOOT HIGH, 14 FOOT X 48 FOOT OFF PREMISE ADVERTISING (BILLBOARD) SIGN at 73 South Martin L. King Boulevard (APN: 139-33-510-002), M (Industrial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that in reviewing the surrounding areas it was noted that not much land use has changed since the last billboard review. In addition, this area is predominantly a heavy commercial to industrial area. Staff recommended approval subject to the conditions.

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's conditions.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 33 – U-0025-98(2)

MINUTES – Continued:

No one appeared in opposition.

COMMISSIONER McSWAIN wondered about the height of this billboard. MS. BAIER responded that this is where the freeway does its interchanging and it is just the angle in the photograph.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:01 – 10:03)

3-1400

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in four years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0036-95(2) - FOSTER DAY CORPORATION ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN: 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

GOYNES – DENIED – Motion carried with QUINN voting NO and EVANS abstaining as he has a family member who owns property in the area

NOTE: GOYNES previous motion for Denial was Rescinded after Item 35 [U-0027-93(3)] was heard as EVANS felt he should have abstained since he has a family member who owns property in the area. Motion to Rescind carried with EVANS abstaining.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that during the review of this off-premise billboard it was noted that there is residential within 300 feet of the proposed billboard. Back in 1995 when this billboard was first proposed, there was no separation requirement between billboards and residential zones. Between that time and now there has been a condition in the code which requires billboards to be a minimum of 300 feet from residential property. Therefore, this billboard is inappropriate with the surrounding residential properties to the north and west. Staff recommended denial.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 34 – U-0036-95(2)

MINUTES – Continued:

KELLEEN COTA, Lamar Outdoor Advertising Company, 1863 Helm Drive, said the same landowner, ROGER FOSTER, also owns the residential parcels to the west. He has a plan to rezone those parcels into commercial.

CHAIRMAN GALATI clarified with MS. COTA that MR. FOSTER does not own the building that has illegal signs on the property. She pointed out that the City Council approved five billboards on the parcel just east of this property. CHAIRMAN GALATI urged a photograph be sent to Code Enforcement showing the billboards on the property to the east.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen for Item 34 [U-0036-95(2)] and Item 35 [U-0027-93(3)]. The City is having a review of the billboards along Decatur Boulevard because those signs are at various angles and heights. This request should be subject to a one-year review.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(10:03 – 10:07/10:10 - 10:12)
3-1480/3-1770

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0027-93(3) - ALPINE COURT ASSOCIATES ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY - Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 940 South Decatur Boulevard (APN: 138-36-802-009), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

McSWAIN – DENIED – Motion carried with NIGRO and QUINN voting NO and EVANS abstaining as he has a family member who owns property in the area

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that there is residentially zoned property within 300 feet of the proposed billboard. When this billboard was first proposed there was no condition limiting that requirement. However, through revisions to the code it is now a requirement. This billboard is incompatible with the surrounding land uses. He recommended denial.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 35 – U-0027-93(3)

MINUTES – Continued:

KELLEEN COTA, Lamar Outdoor Advertising Company, 1863 Helm Drive, disagreed with staff's recommendation.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen for Item 34 [U-0036-95(2)] and Item 35 [U-0027-93(3)] under Item 34 [U-0036-95(2)]. The City is having a review of the billboards along Decatur Boulevard because those signs are at various angles and heights. This request should be subject to a one-year review.

COMMISSIONER McSWAIN commented that this billboard detracts from this property. These type of billboards create clutter and chaos.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:07 – 10:10)

3-1650

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0097-02 - JIM MARSH AMERICAN CORPORATION ON BEHALF OF McDONALD'S CORPORATION - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE-THRU adjacent to the southwest corner of Centennial Parkway and Durango Drive (APN: 125-29-510-002), T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions - Motion carried with TRUESELL abstaining as he has a business interest in this property

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that in reviewing this Special Use Permit, it was noted that the restaurant with drive-thru use to be an appropriate element of a larger commercial center. It is located adjacent to a freeway and along a major thoroughfare within the Town Center Commercial area. Staff recommended approval subject to the conditions

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 36 – U-0097-02

MINUTES – Continued:

DENNIS WATTS, 201 Las Vegas Boulevard South, appeared on behalf of McDonald's Corporation, which is the developer. He concurred with staff's comments on Item 36 [U-0097-02] and Item 37 [U-0098-02]. However, he was of the understanding that in regard to Conditions 3, 4, 7 and 15 under Item 38 [SD-0034-02], staff's concerns have been alleviated since there have been some minor changes to the site plan. This site is long and narrow. They have turned the canopy away from the building. That will cause a problem in getting the tanker trucks on and off the site. It has been decided that the tanks will have to be moved to the end of the canopy. That further restricts moving the building and canopy any more. Because of the layout and drive-thru, staff has agreed to that arrangement.

In regard to Condition 3, they cannot move the tanker path, as it would cause an unsafe situation because the tanker would be parking in the driveway. Because of the relationship of the traffic going out the driveway there would not be a problem with traffic congestion. The landscaping in that location is 20 feet in width. He requested Condition 3 be deleted.

In regard to Condition 4, they have moved some of the landscaping interior. There is 20 feet of landscaping along Centennial Parkway, which is in excess of what is required. On Durango Drive a portion of the landscaping is in the right-of-way and then the sidewalk. There is 15 feet of landscaping, but not all of it is on this site. He requested Condition 4 be deleted.

In regard to Condition 7, this building will have a flat roof, which is in accordance with the other buildings in the shopping center. Having a flat roof does not lend itself to having a canopy with a mansard roof. He would like to meet with staff and seek a compromise in regard to the roof. CHAIRMAN GALATI stated that he does not want to see a big metal canopy. MR. WATTS added that this will be a Terrible Herbst facility, who do not put up a canopy on any of their other facilities that are not aesthetically pleasing.

In regard to Condition 15, he was unsure if there are any substandard streets. He was concerned that brand new streets will have to be torn out. However, they will correct whatever streets are in disrepair. CHAIRMAN GALATI noted that Condition 15 is a Public Works standard condition. DAVID GUERRA, Public Works, added that the condition states concurrent with development, but if there is a significant period of time before development and the code changes, then they would have to comply with the updated code. Therefore, he requested this condition remain. MR. WATTS responded that they plan to break ground on this project at the beginning of next year.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 36 – U-0097-02

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, appeared in protest. He asked if Item 36 [U-0097-02], Item 37 [U-0098-02] and Item 38 [SD-0034-02] are one or two buildings. CHAIRMAN GALATI answered that they involve just one building with a fuel pump canopy. MR. FARLOW thought Town Center is supposed to increase the bar, which is not done with this proposal.

MR. WATTS explained that this is a unique building and designed to match the existing bank. The bank next door has a round feature and the building in this request has a round French fry box on the front of the building. They have also carried the diner theme throughout the building.

COMMISSIONER McSWAIN wondered if the conditions should remain and have the applicant meet with staff on the modifications.

ROBERT GENZER, Planning and Development, agreed that the conditions should remain and have staff meet with the applicant prior to the City Council meeting. If there is a change to the conditions, staff can advise the City Council.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 37 [U-0098-02] and Item 38 [SD-0034-02] for further discussion.

(10:12 – 10:30)

3-1900

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. All City Code Requirements and all City departments' design standards shall be met.
3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0098-02 - JIM MARSH AMERICAN CORPORATION ON BEHALF OF McDONALD'S CORPORATION - Request for a Special Use Permit FOR A CONVENIENCE STORE WITH FUEL PUMPS adjacent to the southwest corner of Centennial Parkway and Durango Drive (APN: 125-29-510-002), T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with TRUEDELL abstaining as he has a business interest in this property

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that when staff reviewed this Special Use Permit it was found that this convenience store with fuel pumps is an appropriate element of a larger commercial center adjacent to a nearby County Beltway and within an area that is designated Town Center. The use can be conducted in a manner that is harmonious and compatible with development in the Town Center planning area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 37 – U-0098-02

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 36 [U-0097-02] and Item 38 [SD-0034-02] for further discussion.
(10:12 – 10:30)

3-1900

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to all minimum requirements under Section B.4 of the Town Center Development Standards for a convenience-store-with-fuel-pumps use.
3. Conformance with the conditions of approval for all applicable Site Development Plan Review (SD-0034-02); and conformance with the specific requirements of Section D.3.A and all general requirements of the Town Center Development Standards.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - SD-0034-02 - JIM MARSH AMERICAN CORPORATION ON BEHALF OF McDONALD'S CORPORATION - Request for a Site Development Plan Review FOR A CONVENIENCE STORE WITH FUEL PUMPS AND RESTAURANT WITH DRIVE-THRU on 1.26 acres adjacent to the southwest corner of Centennial Parkway and Durango Drive (APN: 125-29-510-002), T-C (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions - Motion carried with TRUESEDELL abstaining as he has a business interest in this property

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this site plan generally depicts an efficient layout. However, there is a concern with the distance between the drive-thru access and the distance to the Centennial Parkway right-of-way. Staff suggested sliding the site to the south and alleviating that problem by increasing the distance. In addition, it has been noted that the landscaping along the street frontages is in conformance with the Town Center requirements. However, along Durango Drive on the east property line the landscaping is proposed as ten feet where it is required to be 15 feet. There are conditions including both those concerns. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 38 – SD-0034-02

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 36 [U-0097-02] and Item 37 [U-0098-02] for further discussion.
(10:12 – 10:30)
3-1900

CONDITIONS:

Planning and Development

1. The Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the whole site being moved to the south to provide additional space between the drive through lane and the Centennial Parkway frontage.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum fifteen foot wide landscape planters adjacent to all roadway frontages with 24 inch box trees planted a maximum of 20 feet on center and a minimum of four five gallon shrubs for each tree within provided planters.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. The elevations of the gasoline canopy shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a building permit. The revised elevations shall provide additional architectural features to enhance façade articulation and compatibility with the surrounding commercial development.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002

Planning and Development Department

Item 38 – SD-0034-02

CONDITIONS – Continued:

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. The gas sales canopy supports shall be revised and approved by the Planning and Development Department staff; prior to the time application is made for a building permit, with additional architectural features to enhance compatibility with the convenience store.
14. The lighting in the underside of the gas canopy shall be recessed to avoid light spillover and glare.

Public Works

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
16. If not already constructed by the Master Developer, construct the full width of all new driveways and construct sufficient on-site paving to allow two-way traffic between this site and the nearest driveways accessing Durango Drive and Centennial Parkway concurrent with development of this site.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 38 – SD-0034-02

CONDITIONS – Continued:

17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
18. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
19. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits or the submittal of any construction drawings. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - U-0099-02 - SMITH'S FOOD & DRUG CENTERS, INC. ON BEHALF OF RALPH'S GROCERY COMPANY - Request for a Special Use Permit FOR A SERVICE STATION AND FUEL PUMPS at 3602 East Bonanza Road (APN: 140-30-411-004 and 006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions – UNANIMOUS with GALATI not voting

To be heard by the City Council on 9/18/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that in reviewing this application it was determined that the service station use is typical in a large commercial center. It provides a service to the surrounding residents. Staff recommended approval subject to the conditions.

GREG BEESLEY, Nadel Architects, 1990 South Bundy Drive, 4TH Floor, Los Angeles, California and ROBERT SMITH, Great Basin Engineering, 2010 North Redwood Road, Salt Lake City, Utah, appeared in order to represent the applicant. MR. SMITH explained that they have changed the site plan because there is parking on the east side of the canopy which could be used for a potential future commercial use on the south side of the Food 4 Less store. The number of pumps remains the same. However, the configuration is different as the pumps are located under a 92 foot by 43-foot canopy. The parking and circulation remain the same. This is a nationwide program, as the Kroger Company owns Ralph's Grocery Company. This will have an 8-foot by 14-foot kiosk with a single attendant inside and five pumps.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 39 – U-0099-02

MINUTES – Continued:

MR. BEESLEY questioned comments under Finding 5 in the Staff Report indicating the canopy and kiosk should appear as one structure. He pointed out that the kiosk is outside of the canopy. MR. JESCHKE responded that Finding 5 was included in the Staff Report as merely a suggestion. The requirements are under the conditions.

MR. SMITH felt Condition 14 could be eliminated, as they do not need a lot line adjustment. This store and gas station will operate 24 hours a day.

TODD FARLOW, 240 North 19th Street, appeared in protest. He felt the applicant will come back to request beer and wine sales.

COMMISSIONER EVANS was concerned about the 24-hour operation. MR. JESCHKE did not feel that would be a detriment to the neighborhood because it is along a major thoroughfare on Bonanza Road and Pecos Drive.

COMMISSIONER TRUESDELL does not want a metal coin booth.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 40 [Z-0088-81(13)] for further discussion.

(10:30 – 10:42)

3-2650

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for a Service Station use.
2. Approval of and conformance to the conditions of approval for Site Development Plan Review [Z-0088-81(13)].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0088-81(13) - SMITH'S FOOD & DRUG CENTERS, INC. ON BEHALF OF RALPH'S GROCERY COMPANY - Request for a Site Development Plan Review FOR A SERVICE STATION on 81.65 acres located at 3602 East Bonanza Road (APN: 140-30-411-004 and 006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN – APPROVED subject to conditions with Condition 14 amended as follows: A Lot Line Adjustment, Reversionary Map, or other recorded documents acceptable to the City of Las Vegas Surveyor shall be recorded *if needed to accommodate construction of buildings* prior to the issuance of any building permits for this site for the purpose of this site being situated within a legal boundary – UNANIMOUS with GALATI not voting

To be heard by the City Council on 9/18/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that in reviewing the site plans, the conditions requiring the integration of the canopy and cashier kiosk into a single structure and proposed service station will be compatible with the existing development in the commercial center. The applicant advised staff that they may redesign this site to provide more parking for a future addition. The site plan submitted at this meeting is a proposed amended site plan. Staff does not have any major concerns with that site plan other than to redesign the canopy. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning & Development Department
Item 40 - [Z-0088-81(13)]

MINUTES – Continued:

DAVID GUERRA, Public Works, requested Condition 14 be amended as follows: A Lot Line Adjustment, Reversionary Map, or other recorded documents acceptable to the City of Las Vegas Surveyor shall be recorded *if needed to accommodate construction of buildings*.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 39 [U-0099-02] for further discussion.

(10:30 – 10:42)

3-2650

CONDITIONS:

Planning and Development

1. Approval of and conformance to the conditions of approval for Special Use Permit (U-0099-02).
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The elevations of the proposed fuel canopy shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features designed to be compatible with the existing grocery store (Food 4 Less) in the commercial subdivision.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning & Development Department
Item 40 - [Z-0088-81(13)]

CONDITIONS – Continued:

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. All lighting on the underside of the fuel canopy shall be recessed.

Public Works

14. A Lot Line Adjustment, Reversionary Map, or other recorded documents acceptable to the City of Las Vegas Surveyor shall be recorded prior to the issuance of any building permits for this site for the purpose of this site being situated within a legal boundary.
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning & Development Department
Item 40 - [Z-0088-81(13)]

CONDITIONS – Continued:

17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits, or the submittal of any construction drawings. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0100-02 - D.R. HORTON, INC. - Request for a Special Use Permit FOR A TEMPORARY REAL ESTATE SALES OFFICE WITH UNPAVED ON-SITE PARKING on 14.64 acres adjacent to the northwest corner of Grand Teton Drive and El Capitan Way (APN: 125-08-401-005), R-E (Residence Estates) under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that in reviewing this Special Use Permit the applicant's justification letter states that they intend to have crushed granite CHAT in lieu of asphalt because of disposal concerns. That is unacceptable in that the granite CHAT surface could be a dust nuisance and make it difficult to differentiate between parking spaces, especially handicapped spaces which could compromise the public health, safety and welfare. Staff recommended denial.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning & Development Department
Item 41 – U-0100-02

MINUTES – Continued:

BRIAN WALSH, D. R. Horton, Inc., 6845 Escondido Street, Suite #105, indicated that the Planning Commission approved an identical request a month ago in lieu of asphalt on their Meister Park North development. It was approved by the City Council on August 21, 2002. They would like to use compacted CHAT in lieu of asphalt because they were concerned that the asphalt will get into the residents' yards. They will use concrete on the handicapped spaces. This request involves 103 lots.

COMMISSIONER EVANS was concerned about the dust issue. MR. WALSH indicated that the City has inspectors on the premises all the time during construction. The temporary office will be used at least twelve months. In order to have asphalt, a prime coat has to be put down which is equivalent to diesel fuel. Compacted CHAT has never been a problem in any of their other developments and is easily maintained. MR. JESCHKE felt that a vehicle traveling on a gravel surface could potentially kick up dust. He was doubtful this property would be watered on a daily basis.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:42 – 10:50)

3-3240

CONDITIONS:

Planning and Development

1. A total of five parking spaces shall be clearly delineated at all times, including the handicap accessible space and access aisles on each side of the handicap accessible parking space.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 41 – U-0100-02

CONDITIONS – Continued:

3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. All temporary improvements installed to support this use shall be removed at the time this use terminates, and replaced with permanent improvements meeting current City Standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0102-02 - COX COMMUNICATIONS - Request for a Special Use Permit FOR UTILITY INSTALLATION OTHER THAN LISTED adjacent to the northeast corner of Tenaya Way and Mellott Lane (APN: 138-10-516-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Cox Communications

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that in reviewing this Special Use Permit it was noted that the Cox Communications substation is compatible with the surrounding area. The lack of appropriate screening for the diesel generators increases the impact on the single-family residential development located to the south. He recommended full screening in accordance with City codes. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 42 – U-0102-02

MINUTES – Continued:

MICHAEL RUTCH, Hoch Associates, 111 West Berry Street, #200, Fort Wayne, Indiana appeared on behalf of the applicant. This will be a one-story building with approximately 5,100 square feet. The height of the building is about 18.4 feet and with the canopy it comes to 22 feet high. It also includes an exterior screened wall area that is approximately 36 feet by 52 feet, which includes two generators as well as some condensing units. This is an upgraded facility for Cox Communications to meet the requirements of their franchise agreement. There will not be any employees stationed at this facility, but staff will visit it on a daily basis. The building includes a small administration room, but the majority of the building is for electronic, power and fiber equipment. The two generators are on the exterior of the building. One generator provides the power required for the building and the second generator is a backup system. The generators are only used in an emergency situation and are twelve feet in height to the top of the exhaust. They are on the north side of the building. Each generator will have to be tested for 20 to 30 minutes every two weeks. The sound would be less than a power mower or street traffic. This is smaller than what they originally proposed. They plan to enhance the building and refine the screen wall. The generator is screened on three sides with the full height of the block wall. On the east side the generator is only partially screened because of airflow. There is about a foot change in elevation from the building floor down to the pad that the generators sit on. The top of the generators exhaust is at the top of the wall height.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 43 [V-0059-02] for further discussion.

(10:50 – 11:04)

4-40

CONDITIONS:

Planning and Development

1. Conformance to the conditions of approval for Site Development Plan Review [Z-0025-88(9)] and [Z-0025-88(10)].

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 42 – U-0102-02

CONDITIONS – Continued:

2. The elevations shall be revised to reflect the applicant's agreement with staff and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation and the complete screening of all mechanical equipment.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - V-0059-02 - COX COMMUNICATIONS - Request for a Variance TO ALLOW MECHANICAL EQUIPMENT TO BE LESS THAN FULLY SCREENED, IN CONJUNCTION WITH A UTILITY INSTALLATION OTHER THAN LISTED adjacent to the northeast corner of Tenaya Way and Mellott Lane (APN: 138-10-516-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions per the revised drawings – **UNANIMOUS** with McSWAIN abstaining as her firm is under contract with Cox Communications

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request is to allow less than completely screened mechanical equipment in the form of two diesel generators in conjunction with the proposed substation. It increases the impact on the residential neighborhood to the south. Staff would require full screening in accordance with City Code. Staff recommended denial.

COMMISSIONER TRUESDELL stated that this request should comply with the revised drawings.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 43 – V-0059-02

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 42 [U-0102-02] for further discussion.

(10:50 – 11:04)

4-40

CONDITIONS:

Planning and Development

1. Approval and conformance to Special Use Permit (U-0102-02) and conformance to the conditions of approval for Site Development Plan Reviews [Z-0025-88(9)] and [Z-0025-88(10)].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0066-02 - CAMINAR - LAS VEGAS - Request for a Rezoning FROM: U (Undeveloped) [M (Medium Density Residential) General Plan Designation TO: R-3 (Medium Density Residential) on 1.26 acres at 2140 Vegas Drive (APN: 139-20-802-007), [PROPOSED USE: CONVALESCENT CARE FACILITY ADDITION TO AN EXISTING GROUP HOME], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions with application amended to R-2 (Medium Density Residential) - UNANIMOUS

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated that there is currently a 12-bed group home on this site. This request is to add an additional eight beds. The request is also for R-3 (Medium Density Residential). Staff feels R-2 (Medium Density Residential) would be more appropriate because that would accommodate the additional eight beds and be the identical density of the apartment complex next door. Staff recommended approval subject to the conditions with the request amended to R-2 (Medium Density Residential).

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 44 – Z-0066-02

MINUTES – Continued:

CARLOS PONCE, Caminar, 3233 West Charleston Boulevard, #110, appeared on behalf of the application. This facility provides housing for individuals with disabilities. They would like to have a total of 20 units. The density would be 15.87 units per acre where 25.0 units are allowed. R-2 (Medium Low Density Residential) would only allow them to build three more units compared to the eight they are proposing. He concurred with staff's conditions.

MR. CLAPSADDLE clarified that this request is not reviewed in terms of density, but how many beds can be on this size parcel. Under the R-2 zoning, the applicant could have a maximum of 33 beds.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 45 [U-0088-02] and Item 46 [SD-0033-02] for further discussion.

(11:04 – 11:17)

4-460

CONDITIONS:

Planning and Development

1. This request shall be amended to R-2 (Medium-Low Density Residential) zoning.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 44 – Z-0066-02

CONDITIONS – Continued:

5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - U-0088-02 - CAMINAR - LAS VEGAS - Request for a Special Use Permit FOR A CONVALESCENT CARE FACILITY at 2140 Vegas Drive (APN: 139-20-802-007), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this application meets all the standards for this kind of Special Use Permit. Staff recommended approval subject to the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 44 [Z-0066-02] and Item 46 [SD-0033-02] for further discussion.

(11:04 – 11:17)

4-460

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 45 – U-0088-02

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19A.04.050 for a Convalescent Care Facility/Nursing Home [U through R-2].
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. This use shall not include any of the uses allowed under “Transitional Living Group Home” or “Special Care Facility.”
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - SD-0033-02 - CAMINAR - LAS VEGAS - Request for a Site Development Plan Review FOR AN 8-UNIT CONVALESCENT CARE FACILITY ADDITION TO AN EXISTING GROUP HOME on 1.26 acres at 2140 Vegas Drive (APN: 139-20-802-007), U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation] [PROPOSED: R-3 (Medium Density Residential)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated staff would like to work with the applicant on revising the parking. Currently it does not conform to the handicapped parking space requirements. Staff recommended approval subject to the conditions.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 46 – SD-0033-02

MINUTES – Continued:

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 44 [Z-0066-02] and Item 45 [U-0088-02] for further discussion.

(11:04 – 11:17)

4-460

CONDITIONS:

Planning and Development

1. A Rezoning (Z-0066-02) to an R-2 (Medium-Low Density Residential) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a revised handicapped accessible parking space that meets the requirements of Section 19A.10.010 of the Zoning Code.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 46 – SD-0033-02

CONDITIONS – Continued:

9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with on-site development activities.
11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - TM-0035-02(1) - LONE MOUNTAIN RIDGES - KB HOME NEVADA, INC. - Request for a Review of Condition on an approved Tentative Map TO ALLOW RETAINING WALLS IN EXCESS OF NINE FEET, WHERE CONDITION NUMBER TWO ALLOWS A MAXIMUM OF SIX FEET on 10 acres located adjacent to the north side of Alexander Road approximately 700 feet west of Vegas Vista Trail (APN: 137-01-801-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 47 [TM-0035-02(1)] and Item 48 [TM-0035-02(2)] to the 9/12/2002 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONER TRUESDELL announced he has business dealings with MR. RITTER, so he will abstain when this item is heard by the Planning Commission, but will vote on the abeyance motion.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the applicant has requested Item 47 [TM-0035-02(1)] and Item 48 [TM-0035-02(2)] be held in abeyance until the 9/12/2002 Planning Commission meeting to allow time for elevations to be submitted to staff.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, concurred that they would like to have those items held in abeyance so the elevations can be submitted to staff.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 47 – TM-0035-02(1)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 47 [TM-0035-02(2)] and Item 48 [TM-0035-02(2)] was held under Item 47 [TM-0035-02(2)].

(6:15 – 6:17)

1-340

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - TM-0035-02(2) - LONE MOUNTAIN RIDGES - KB HOME NEVADA, INC. - Request for a Review of retaining wall heights TO ALLOW RETAINING WALLS IN EXCESS OF NINE FEET WHERE TITLE 18 ALLOWS A MAXIMUM RETAINING WALL HEIGHT OF SIX FEET on 10 acres located adjacent to the north side of Alexander Road approximately 700 feet west of Vegas Vista Trail (APN: 137-01-801-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE of Item 47 [TM-0035-02(1)] and Item 48 [TM-0035-02(2)] to the 9/12/2002 Planning Commission meeting - UNANIMOUS

NOTE: COMMISSIONER TRUESDELL announced he has business dealings with MR. RITTER, so he will abstain when this item is heard by the Planning Commission, but will vote on the abeyance motion.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated the applicant has requested Item 47 [TM-0035-02(1)] and Item 48 [TM-0035-02(2)] be held in abeyance until the 9/12/2002 Planning Commission meeting to allow time for elevations to be submitted to staff.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 48 – TM-0035-02(2)

MINUTES – Continued:

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, concurred that they would like to have these items held in abeyance so the elevations can be submitted to staff.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 47 [TM-0035-02(2)] and Item 48 [TM-0035-02(2)] was held under Item 47 [TM-0035-02(2)].

(6:15 – 6:17)

1-340

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MSH-0003-02 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways to designate Lone Mountain Road as an 80-foot wide Secondary Collector Roadway from the Western Beltway to the Westernmost City Limit, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions – UNANIMOUS with NIGRO abstaining due to a project his firm has in the downtown redevelopment area utilizing City funds

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this action will change the width of Lone Mountain Road from 100 feet to 80 feet starting at the Western Beltway working westward towards the city limit. This request will be sufficient to accommodate the future traffic needs of the area. Staff recommended approval subject to the conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 49 – MSH-0003-02

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:12 – 11:13)

4-700

CONDITIONS:

Public Works

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements shall be required at the discretion of the Traffic Engineer.
2. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0059-02 - CITY OF LAS VEGAS - Petition to vacate the south ten feet of Lone Mountain Road, generally located west of Barden Road, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS with NIGRO abstaining due to a project his firm has in the downtown redevelopment area utilizing City funds

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this Vacation is in response to Item 49 [MSH-0003-02] which changes the width of Lone Mountain Road. This application will vacate the southern ten feet of Lone Mountain Road to bring it into conformance with the Master Plan of Streets and Highways as amended. Staff recommended approval subject to the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:13 – 11:14)

4-750

PLANNING COMMISSION MEETING OF AUGUST 22, 2002

Planning and Development Department

Item 50 – vac-0059-02

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. All development shall be in conformance with code requirements and design standards of all City Departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MSH-0004-02 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways to designate Jones Boulevard as an 80-foot wide Secondary Collector Roadway from Iron Mountain Road to the Northernmost City Limit, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions - UNANIMOUS with NIGRO abstaining due to a project his firm has in the downtown redevelopment area utilizing City funds

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this action will effectively change the width of Jones Boulevard from 100 feet to 80 feet from Iron Mountain Road to the northernmost city limit. This width will be sufficient to accommodate the future traffic needs of the area. Staff recommended approval subject to the conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning & Development Department
Item 51 – MSH-0004-02

MINUTES – Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:14 – 11:15)

4-800

CONDITIONS:

Public Works

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements shall be required at the discretion of the Traffic Engineer.
2. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MSH-0005-02 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES OF NEVADA, INC. - Request to amend the Master Plan of Streets and Highways to designate Frontage Road as a 70-foot wide Secondary Collector Roadway between Ackerman Avenue and approximately 1000 feet south of Horse Drive, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Opposition

MOTION:

TRUESDELL – APPROVED subject to conditions - UNANIMOUS with NIGRO abstaining due to a project his firm has in the downtown redevelopment area utilizing City funds

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request will change the width of the Frontage Road from 80 feet to 70 feet and eliminate a five foot section from each side of the affected roadway. The applicant states that the current improvements of the Frontage Road are constructed to a 51-foot width and can support the reduction.

DAVID GUERRA, Public Works, pointed out that this request conforms to the Nevada, Department of Transportation standards.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 52 – MSH-0005-02

MINUTES – Continued:

GREG BARGULL, WRG Design, 2260 Corporate Circle, #430, Henderson, Nevada appeared on behalf of the applicant and concurred with staff's conditions.

ROBERT GENZER, Director, Planning and Development, announced that staff received one protest letter from an adjacent property owner.

TODD FARLOW, 240 North 19th Street, asked how this plan will affect the trail on Ackerman Avenue. CHAIRMAN GALATI responded that the trail will remain as it is at the present time.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:15 – 11:17)

4-830

CONDITIONS:

Public Works

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements shall be required at the discretion of the Traffic Engineer.
2. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0060-02 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES - Petition to vacate a portion of Ackerman Avenue located east of Rancho Drive (U.S. Highway 95), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESEL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that this request will vacate an undeveloped portion of Ackerman Avenue that has a residential development already approved. It will terminate in a cul-de-sac. Staff recommended approval subject to the conditions.

GREG BARGULL, WRG Design, 2260 Corporate Circle, #430, Henderson, Nevada, appeared on behalf of the applicant and concurred with staff's conditions.

ROBERT GENZER, Director, Planning and Development, announced that staff received one protest letter from an adjacent property owner.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 53 – VAC-0060-02

MINUTES – Continued:

DAVID GUERRA, Public Works, noted that this will not affect the trail system.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:17 – 11:19)

4-920

CONDITIONS:

1. Those portions of right-of-way required for Ackerman Avenue to terminate in a cul-de-sac or other manner acceptable to the Department of Public Works shall be retained.
2. This Petition of Vacation shall be modified to retain a 20 foot public sewer easement centered over the existing public sewer line in Ackerman Avenue.
3. An update to the previously approved Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
4. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 53 – VAC-0060-02

CONDITIONS – Continued:

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #4 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MSH-0006-02 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways to reduce the width of Moccasin Road from 120-feet to 100-feet from Kyle Canyon Road to Decatur Boulevard, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL – APPROVED subject to conditions - UNANIMOUS with NIGRO abstaining due to a project his firm has in the downtown redevelopment area utilizing City funds

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request will change the width of Moccasin Road from a 120 foot parkway arterial to a 100 foot primary arterial from Decatur Boulevard to the Kyle Canyon Road cutoff. The 100-foot wide width will be able to accommodate the future needs of the area. Staff recommended approval subject to the conditions.

DENNIS WERTZLER, Carter & Burgess, 6655 South Marina, concurred with staff's conditions.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 54 – MSH-0006-02

MINUTES – Continued:

No one appeared in opposition.

COMMISSIONER TRUESDELL asked if this change will affect the traffic when Mocassin Road intersects with Decatur Boulevard and lines up with one of the major arterials in the North Las Vegas Plan. DAVID GUERRA, Public Works, said this change will not affect the traffic because the original 120 foot parkway configuration allowed for 20 feet of landscaping. A proposed 20-foot trail system will accommodate the landscaping.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:19 – 11:22)

4-970

CONDITIONS:

Public Works

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements shall be required at the discretion of the Traffic Engineer.
2. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - MSH-0008-02 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways to amend Martin L King Boulevard from Wyoming Avenue to Pinto Lane for a proposed flyover and to increase the width of Industrial Road from 80-feet to 100-feet from Wyoming Avenue to Sahara Avenue, Ward 1 (M. McDonald) and Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – STRICKEN - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated staff would like to have this Master Plan of Streets and Highways stricken. Staff would prefer to work with the surrounding neighbors and gather more input before it is put back on the agenda.

CHAIRMAN GALATI announced to the audience that Public Works has a sign-up sheet so they can contact the residents and schedule more community meetings. If it is decided to place this back on the agenda the residents will be re-notified.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:18 – 6:20)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0057-02 - CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREAT AMERICAN CAPITAL - Petition to vacate a twenty-foot wide ingress/egress easement generally located on property adjacent to the southeast corner of Craig Road and Tenaya Way, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this proposal will vacate a 20 foot wide ingress/egress easement in which a building has actually been constructed over the easement. This Vacation will clean up any inconsistencies with the site. Staff recommended approval subject to the conditions.

MICHAEL PATRY, 7310 Smoke Ranch Road, Suite R, appeared on behalf of the application and concurred with staff's conditions.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 56 – VAC-0057-02

MINUTES – Conditions:

No one appeared in opposition.

COMMISSIONER TRUESDELL requested an additional condition that if the sign is non-conforming on the side of the building that it be removed. ROBERT GENZER, Director, Planning and Development, noted that the sign cannot be bound to this application, but he will have staff check into that sign.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:22 – 11:24)

4-1060

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-0058-02 - CRAIG MARKETPLACE, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREAT AMERICAN CAPITAL - Petition to vacate a twenty-foot wide public sewer easement generally located on property adjacent to the southeast corner of Craig Road and Tenaya Way, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this request is for a 20 foot wide sewer easement in which the building has been constructed over the easement. This Vacation will clean up any inconsistencies with the site. Staff recommended approval subject to the conditions.

MICHAEL PATRY, 7310 Smoke Ranch Road, Suite R, appeared on behalf of the application and concurred with staff's conditions.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning & Development Department
Item 57 – VAC-0058-02

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(11:24 – 11:26)
4-1150

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0020-97(38) - VALLEY HEALTH SYSTEMS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 27,000 SQUARE FOOT ADDITION TO AN EXISTING HOSPITAL on 9.51 acres at 620 Shadow Lane (APN: 139-33-303-024 and 139-33-401-004), PD (Planned Development) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions with an additional condition that a Master Plan for Valley Medical Center be submitted to the City of Las Vegas by the last Planning Commission closing date of 2002 or the Certificate of Occupancy, whichever occurs first; Conditions 3, 4, and 7 deferred, and additional Public Works condition to provide a five-foot pedestrian walkway easement adjacent to the right-of-way where 10 feet of sidewalk is required, concurrent with development - **UNANIMOUS**

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 58 – Z-0020-97(38)

MINUTES – Continued:

TROY JESCHKE, Planning and Development, stated this item will allow an addition to the Emergency Department of Valley Hospital located towards the rear of the existing site. The submitted site plans depict appropriate building layouts and parking layouts for the site. There will be appropriate landscaping next to the building, and the elevations will match the existing building. Staff met with the applicant to discuss the conditions. As a result of that meeting, staff has obtained a letter from Valley Hospital stating they will make a good faith effort to complete their Master Plan by the end of the year. That Master Plan may greatly alter the requirements of landscaping along Valerie Street and Rose Street. Some of the current conditions relate to the landscaping along those street frontages. Staff recommended approval subject to the conditions.

PRESTON HOWARD, 325 South Maryland Parkway, appeared on behalf of the applicant. There are on-going discussions between his client and University Medical Center regarding a property exchange which could change the Master Plan for Valley Hospital and UMC. The purpose of the meeting with staff was to avoid spending a considerable sum of money on landscaping.

He objected to Conditions 3 and 4. There is no Drainage Plan and Technical Drainage Study as requested in Condition 13. The revisions to the Medical District Plan, in which this property lies, was just adopted by the City earlier this year. The activities of UMC and Valley Hospital are in flux at the present time.

COMMISSIONER TRUESDELL noted that other properties in this area have been made to conform to Master Plans. Valley Hospital never provides a direction as to where they are going with their property. Perhaps this should be held until there is a plan.

MR. HOWARD added that the Valley Hospital property has not changed. Clark County has acquired the homes on Valerie and Rose Streets. This is a request to expand the Emergency Room facility because the hospital was on divert last year for 180 days. Part of what controls the Master Plan for Valley Hospital is what Clark County and UMC want to do in terms of a land swap, etc. They will not be removing any existing parking spaces and they will not be adding any beds. The parking meets the requirements. They plan to do the landscaping for this addition and have a new entrance for the Emergency Department. The conditions call for landscaping in other parts of the site, which could be destroyed if the plan changes.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 58 – Z-0020-97(38)

MINUTES – Continued:

MR. JESCHKE added that the parking requirements are based on the number of beds. They have an over abundance of parking of approximately 100 spaces. In addition, UMC also meets the parking requirements. COMMISSIONER QUINN thought some of the closed parking area should be opened to the public.

CHAIRMAN GALATI suggested leaving the conditions, but deferred construction until there is a definite plan.

MARGO WHEELER, Planning and Development, stated that in regard to Condition 3.A. and 3.B., language could be added that those conditions would be waived upon securing the Vacation of Valerie and Rose Streets.

CHAIRMAN GALATI preferred to have this tied to a Time Certain according to the completion of a Master Plan.

MR. HOWARD suggested an additional condition that the applicant will submit a Master Plan by 12/31/2002. His client owns several other hospitals in the Las Vegas area.

CHAIRMAN GALATI stated that this involves two large landowners, UMC and Valley Hospital. The smaller landowners are required to have big sidewalks and nice landscaping, which is a burden for their little projects.

DAVID GUERRA, Public Works, requested an additional condition to provide a five-foot pedestrian walkway easement adjacent to the right-of-way where a ten-foot sidewalk is required concurrent with development. That would provide pedestrian access around the trees in the landscaping.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(11:26 – 12:06)

4-1240

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 58 – Z-0020-97(38)

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the following:
 - A. A minimum ten-foot wide sidewalk shall be provided adjacent to both the Rose Street and Valerie Street frontages with minimum 24-inch box trees spaced a maximum of 30 feet on-center within tree wells.
 - B. Reflect one of two options for landscaping as set forth in the Las Vegas Medical District Plan, which requires either a thirty-six inch tall decorative masonry wall immediately adjacent to the parking area with a minimum six-foot wide landscape planter or a ten-foot wide landscape planter with adequate shrubbery to buffer the vehicles.
 - C. Additional parking lot landscaping in the form of landscape finger islands, to the greatest extent possible, without compromising the parking needs of the hospital.
 - D. Remove the existing chain link fence along Rose Street and Valerie Street.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 58 – Z-0020-97(38)

CONDITIONS – Continued:

5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
8. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

9. Dedicate an additional 5 feet of right-of-way for total radii of 15 feet on the southwest corner of Pinto Lane and Shadow Lane, the southeast corner of Tonopah Drive and Valerie Street, and on the northwest corner of Shadow Lane and Goldring Avenue prior to the issuance of any permits. This condition will not be enforced where such dedication would conflict with existing signage or other private improvements within the areas required for dedication.
10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 58 – Z-0020-97(38)

CONDITIONS – Continued:

12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

13. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any permits or submittal of any construction drawings for this site. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0010-69(3) - RONALD RICHARDSON ON BEHALF OF FIRST AMERICAN EQUITIES
- Request for a Site Development Plan Review FOR A 5,400 SQUARE FOOT RETAIL STORE
on 1.59 acres at 830 North Lamb Boulevard (a portion of APN: 140-30-701-007), C-1 (Limited
Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

**QUINN – APPROVED subject to conditions with additional condition limiting the height
of the emergency access gate along the south property line to be three feet and blend with
the landscaping materials - UNANIMOUS**

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated this Auto Zone building is compatible with
the adjacent manufactured home sales lot and park, as well as other commercial development in
the area. Staff would like to add a condition limiting the height of the emergency access gate
along the south property line to be three feet and blend with the landscaping materials. Staff
recommended approval subject to the conditions.

HAROLD FOSTER, 3230 Polaris Avenue, appeared on behalf of the applicant. He concurred
with all the conditions, including the added condition.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 59 – Z-0010-69(3)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(12:06 – 12:07)
4-2940

CONDITIONS:

Planning and Development

1. Conformance to conditions of approval for Rezoning (Z-0010-69).
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect wheel stops in accordance with city standards, the fifty-foot wide right-of-way for Lamb Boulevard, and the designation of the drive along the south property line as a private drive.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 59 – Z-0010-69(3)

CONDITIONS – Continued:

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Construct all incomplete half-street improvements, if any, on Lamb Boulevard adjacent to this site concurrent with development of this site.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 59 – Z-0010-69(3)

CONDITIONS – Continued:

18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of construction drawings for this site. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services. Obtain an Emergency Access Easement from the adjacent property owner for the emergency access located on the private access drive if so required by the Fire Services Department.
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for the entire overall site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 59 – Z-0010-69(3)

CONDITIONS – Continued:

20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved Drainage Plan/Study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SD-0035-02 - VILLAGE CENTER, INC. ON BEHALF OF KFC, INC. - Request for a Site Development Plan Review FOR A RESTAURANT WITH DRIVE-THROUGH on 0.58 acres at 1076 North Rancho Drive (APN: 139-29-201-002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL – APPROVED subject to conditions and amending Condition #14 as follows:
An administrative joining must be completed prior to the issuance of a Certificate of Occupancy, to eliminate the lot line running through the center of the site. – UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated that in reviewing the site plan for the Kentucky Fried Chicken and A&W Restaurant it was found that this request will be compatible with the adjacent commercial center. Staff would like to amend Condition 14 to read: An Administrative Joining shall be completed prior to the issuance of a Certificate of Occupancy. Staff recommended approval subject to the conditions.

JOHN KELLY, Tate & Associates, 8275 South Eastern Avenue, appeared on behalf of the applicant. He concurred with MR. JESCHKE'S amendment to Condition 14. He pointed out that, in regard to Condition 15, they plan to have a single lateral providing sewer service to this project so that it will be a private sewer. In regard to Condition 16, he requested that the words adjacent be revised to *along the frontage of the site*.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 60 – SD-0035-02

MINUTES – Continued:

DAVID GUERRA, Public Works, referred to Condition 15 and felt the applicant's suggested amendment would not meet the Uniform Plumbing Code. The applicant would have to attach the lateral sewer attachment to a public sewer main. In regard to Condition 16, that should remain as written. The applicant was concerned that Condition 16 would require them to make street improvements for the entire center, not just along their site. The condition as written addresses the applicant's concern.

CHAIRMAN GALATI clarified with MR. GUERRA that Public Works is only concerned with the frontage where the site is, not all way down Rancho Drive. MR. GUERRA added that the applicant is concerned with driveways in which they utilize, but he does not believe that Item Condition 16 does not address any driveways that they do not utilize.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: After the vote was taken, ROBERT GENZER, Planning and Development, requested the applicant speak to the owner of this center regarding the signage on this property, which needs to be cleaned up. MR. KELLY responded that they are already working with the owner on the signage.

(12:07 – 12:14)

4-3000

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect wheel stops in accordance with city standards.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 60 – SD-0035-02

CONDITIONS – Continued:

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. An administrative joining must be completed prior to the time application is made for building permits, to eliminate the lot line running through the center of the site.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 60 – SD-0035-02

CONDITIONS – Continued:

Public Works

15. Coordinate with the Collection Systems Planning Section of the Department of Public Works for assistance in implementing legal public sewer service to this site prior to the submittal of sewer related construction drawings. Comply with the recommendations of the Collection Systems Planning Section prior to the issuance of permits.
16. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the existing and proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways servicing this site shall be designed, located and constructed in accordance with Standard Drawing #222a.
18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - ABEYANCE - TA-0007-02 - CITY OF LAS VEGAS - Discussion and possible action to amend Section 19.06.110.E of the Zoning Code to clarify the landscaping requirement for projects in the Centennial Hills Town Center, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUESDELL - STRICKEN - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

TROY JESCHKE, Planning and Development, stated staff would like to have this item stricken from the agenda.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:20 – 6:21)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - ABEYANCE - DB-0009-02 - CITY OF LAS VEGAS -
Appointment of one (1) Planning Commissioner to fill an upcoming vacancy on the Centennial
Hills Architectural Review Committee.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report - Not Applicable

MOTION:

TRUESELL – APPROVED LAURA McSWAIN – UNANIMOUS with NIGRO
abstaining due to his relationship with the City of Las Vegas in regard to the Downtown
Redevelopment project

To be heard by the City Council on 9/18/2002.

MINUTES:

CHAIRMAN GALATI announced he would recommend COMMISSIONER McSWAIN to the
City of Las Vegas Centennial Hills Architectural Review Committee

(12:14 – 12:15)

4-3440

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - DB-0010-02 - CITY OF LAS VEGAS - Discussion and Possible Action on a Conservation Element pursuant to NRS 278.150 and 160 to be adopted as a component of the Las Vegas 2020 Master Plan.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

EVANS - APPROVED – Motion carried with NIGRO abstaining as his firm has a project in the downtown area

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning & Development, stated that on 9/6/2000 the City Council adopted the Las Vegas 2020 Master Plan as the new long-range land use policy plan for the City of Las Vegas. That plan contains policy direction covering a broad spectrum of land use and development issues, which represent the completion of Phase 1 of a two-phase master plan project. The proposed Conservation Element is one of a number of more specific plans intended to provide indepth analysis and action plans stemming from the broad policies of the Phase 1 document. This Conservation Element is intended to accomplish two broad purposes. First, to insure that the City of Las Vegas addresses the requirements of state law with respect to conservation issues. Second, to incorporate the broad level conservation policies of the 2020 Master Plan, the Southern Nevada Regional Policy Plan, and other conservation initiatives that exist within the Las Vegas valley into one document.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 63 – DB-0010-02

MINUTES – Continued:

The Conservation Element examines conservation issues in the context of six topic headings: air quality, water quality, habitat and wild life, soils, waste, and energy conservation.

In terms of air quality, that section of the document outlines actions consistent with the City's roll in reducing levels of particulate matter, which is generally related to construction activity and carbon monoxide, traffic issues within the valley, and reducing airborne allergens through the appropriate landscaping practices.

Water quality focuses on the City's roll with respect to potable water quality and supply, erosion control, wetland management, flood control, reclaimed water for irrigation and encouragement of desert landscaping to reduce water demand.

Habitat and wild life identifies appropriate City action regarding the protection of endangered species, responsible urban expansion and growth, and the establishment and protection of parks, trails and urban forestry.

Soils outlines management and the need to conserve areas with steep slopes.

Waste focuses on recycling, solid waste management issues, etc.

Energy conservation outlines how the City can improve energy conservation through its decisions concerning transportation and land use issues and through the support of the use of alternative sources of energy.

The plan also contains an action plan for implementation in which a potential City action is related to specific goals, objectives and policies in the document and appropriate liaison departments identified for each action statements, which are prioritized.

The draft Conservation Element conforms to the applicable conservation open space and natural resource policies of the Southern Nevada Regional Policy Plan through the adoption of uniform regional sensitive lands throughout the valley and implementation of the Clark County Multiple Species Habitat Conservation Plan to protect critical habitat and avoid federal control of local land development decisions. It supports the implementation of the Southern Nevada Water Authority Cooperative Adaptive Management Plan, which establishes a strategy for preservation and restoration of the Las Vegas Wash.

City of Las Vegas

PLANNING COMMISSION MEETING OF AUGUST 22, 2002

Planning and Development Department

Item 63 – DB-0010-02

MINUTES – Continued:

The draft Conservation Element conforms to other policies of the Southern Nevada Regional Policy Plan that serve conservation objectives, in particular the development of mixed use centers in newly developing areas, reduction of vehicle miles traveled through mixed use developments, improved job/housing balance, and through the encouragement of higher density development in appropriate urban areas to encourage infill.

This Conservation Element was presented in a series of six public meetings in late April and early May of this year in accordance with the Open Meeting Law. Pursuant to state law, before adopting a Master Plan or an amendment thereto, the Planning Commission shall hold at least one public meeting on the matter. This presentation is intended to address that requirement.

No one appeared in opposition.

CHAIRMAN GALATI asked how energy conservation will be implemented. GARY LEOBOLD responded that there have been discussions with the Building Department in regard to certain types of energy efficient construction methods. In terms of transportation and land use, it will conserve energy through reducing the amount of travel. CHAIRMAN GALATI felt that this plan should deal with how to live in a desert.

COMMISSIONER TRUESDELL thought there should be a defined mixed-use transit urban hub to deal with mass transit. He was fearful that barriers are being created rather than being encouraged.

COMMISSIONER McSWAIN commented that the County will be the lead in the regulation of dust abatement so the City needs to be consistent with the County. MR. LEOBOLD added that it was determined at the state level that the County would have the responsibility for air quality. However, the City can make its views known.

COMMISSIONER EVANS commended staff on its efforts with the plan.

(6:53 – 7:08)

1-1700

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

DIRECTOR'S BUSINESS - TA-0018-02 - CITY OF LAS VEGAS - Request to amend a portion of Title 19A in regard to mixed uses.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map - Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN – ABEYANCE to the 9/12/2002 Planning Commission meeting – UNANIMOUS with NIGRO abstaining as his firm as a project in the downtown area

MINUTES:

MARGO WHEELER, Planning and Development, stated this is a change to the existing multi-family live/work ordinance. This change would be to an actual mixed use. It would allow for residential uses to be added to commercial uses or commercial uses to be added to existing residential uses in the redevelopment area in the R-3 and R-4 zones. The existing language states that commercial must be the full use of the ground floor, but that would be changed so that the commercial would only need to be in the front portion and accessible from the main public right-of-way and that there would still be an allowance for ground floor residential uses. This type of mixed use would still require a Special Use Permit, so all the individual projects would still be coming before the Planning Commission.

CHAIRMAN GALATI felt this request needs further reviewing.

There was no further discussion.

(12:15 – 12:18)
4-3500



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: AUGUST 22, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

COMMISSIONER McSWAIN felt the County and other municipalities need to follow their own regulations when operating their equipment to control dust.

MEETING ADJOURNED AT 12:19 A.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK